for sale

£375,000 Freehold

Paul Dubberley



Brookfield Way Tipton DY4 0NE

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Property Description

This impressive four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Situated within a popular residential location, the property enjoys excellent access to a wide range of everyday amenities, including shopping facilities, leisure opportunities, schools for all ages, and healthcare services, making it an ideal choice for growing families.

The area is particularly well connected, with convenient transport links providing easy access to surrounding towns, city centres, and major road networks, making commuting straightforward for both work and leisure. Public transport options are also readily available nearby, offering further convenience for those travelling across the region.

The property itself benefits from generous living space throughout, providing ample room for both relaxation and entertaining. The four well-proportioned bedrooms cater perfectly to family life, while the detached design offers a greater sense of privacy. Externally, the home is complemented by a garage and additional parking, adding further practicality to an already appealing package.

Combining comfortable family accommodation with a highly convenient location, this attractive detached home presents an excellent opportunity for buyers seeking space, convenience, and strong connectivity within a well-established residential setting.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Title WM637113 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:
The property benefits from rights granted by the 1996 transfer, but the register extract does notdescribe those rights.

The electricity board has rights to install, use, inspect, repair, maintain, replace and remove electricitylines and related equipment on, over or under the land. It may enter the land and excavate where needed for this work, and must cause as little damage as possible and, so far as practicable, restore the surface.
Owners of certain adjoining land have the right to build up to their boundary, even if this affects light or air reaching the property. They also have a right to enter the property to maintain, repair or carryout work on buildings on their adjoining land, and must make good any damage caused.

While the mortgage remains registered, the owner cannot register a sale or other transfer without the lender's written consent. This is linked to the mortgage and is normally dealt with when it is repaid.
The property must not be used as a petrol filling station, for selling petrol, or for selling or displaying motor vehicles for sale.
Advertisements, hoardings, panels or posters in front of the building line require written consent from the relevant land authority.
Sheds or other structures, and caravans, are restricted unless needed for approved building work or the relevant land authority gives written consent.
The land must be kept neat and tidy.
The property must be used only for residential development in accordance with the relevant planning permissions.
Buildings or trees must not be placed under, over or close to the electricity lines without the electricity board's prior approval. The land's level must not be changed in a way that affects the board's rights.

Porch

Hallway

Front Room
12' 5" x 6' 11" (3.78m x 2.11m)
Living / Dining Room
25' 6" x 11' 9" (7.77m x 3.58m)
Kitchen
10' 7" x 8' 6" (3.23m x 2.59m)
Utility

Downstairs Wc

Landing

Bedroom One
11' 11" x 11' 9" (3.63m x 3.58m)
Bedroom Two
11' 1" x 8' 1" (3.38m x 2.46m)
Bedroom Three
8' 11" x 6' 10" (2.72m x 2.08m)
Bedroom Four
8' 7" x 8' (2.62m x 2.44m)
Bathroom

Garage
15' 11" x 8' (4.85m x 2.44m)








SAMSUNG






KÄRCHER
KWD 3





Total floor area 131.5 m² (1,415 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Paul Dubberley on

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73 Great Bridge
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EPC Rating: C

Council Tax Band: D

view this property online PaulDubberley.co.uk/Property/PTI105536

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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