for sale

**£210,000** Freehold

Paul Dubberley



# Adams Close, Tipton DY4 9LJ

# Adams Close, Tipton DY4 9LJ







## Property Description

Occupying an enviable position within a quiet cul-de-sac, this attractive two-bedroom semi-detached home is just Five years old and offers modern, move-in-ready accommodation throughout. Perfect for first-time buyers, young families or downsizers, the property benefits from a spacious layout, stylish décor and all the advantages of a contemporary build.

The accommodation starts with an entrance hallway, a modern fitted kitchen, a bright and welcoming loung and the added convenience of a ground floor W/C. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a driveway providing off-road parking for two vehicles, its sought-after end plot position offers a larger-than-average rear garden, providing ample space for outdoor entertaining, children's play areas or simply relaxing in the warmer months.

Situated within a popular residential development close to local amenities, schools and transport links, this is a fantastic opportunity to acquire a stylish, low-maintenance home that's ready to move straight into.

## On The Ground Floor

### Entrance Hall

With W/C and stairs up to first floor

### Kitchen

10' 4" x 5' 7" ( 3.15m x 1.70m )

### Lounge

16' 3" x 12' 7" ( 4.95m x 3.84m )

## On The First Floor

### Bedroom One

12' 6" x 9' 9" ( 3.81m x 2.97m )

### Bedroom Two

12' 6" x 8' 10" ( 3.81m x 2.69m )

### Family Bathroom

### Outside

2 car driveway to the front and generous size rear garden with gate to front

### Agents Note

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







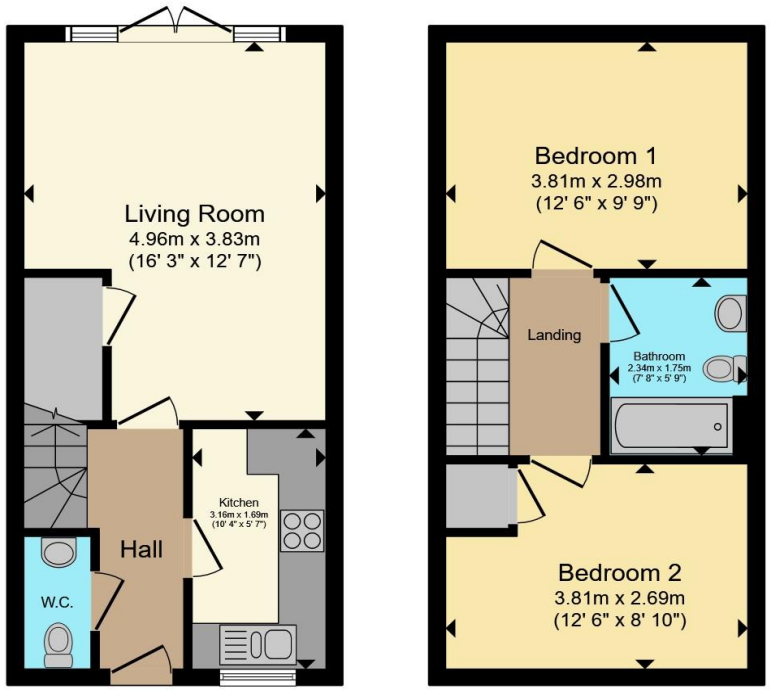













Total floor area 62.6 m² (673 sq.ft.) approx

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

Paul Dubberley

To view this property please contact Paul Dubberley on

**T 0121 522 3733**
**E greatbridge@pauldubberley.co.uk**

73 Great Bridge
TIPTON DY4 7HF

EPC Rating: B

Council Tax Band: B

**view this property online PaulDubberley.co.uk/Property/PTI105210**

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.