Rees Page



6 Attwell Road, Princes End, Tipton, DY4 9LP

Situated within an established residential area with a range of local amenities, and convenient for commute by road to surrounding areas.

This traditional three-bedroom family home offers great potential.

Although in need of a scheme of cosmetic refurbishment, the property does benefit from radiator central heating, double glazing and modern shower room. There is also a front driveway, side access, rear out store and WC, plus mature rear garden.

No upwards chain.

Offers are invited for consideration.

Offers Around

£189,000

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Entrance
Is made via a double-glazed door into

Reception Hall
With a ceiling light, double-glazed side window, radiator, understairs cupboard and doors into

Lounge
14' 0" into bay x 12' 0" max (4.27m x 3.66m)
With a double-glazed front bay window, ceiling light, gas fire, TV point and radiator.



Kitchen
11' 1" min x 6' 10" (3.38m x 2.08m)
With fitted wall and base units, roll edge work surfaces, sink and drainer, tiled splashbacks, understairs recess, ceiling light, double-glazed door and window to side and an opening into the Dining Room.

Dining Room
13' 5" max x 11' 3" max (4.09m x 3.43m)
With a ceiling light, gas fire and surround, fitted cupboard units, radiator and double-glazed patio doors to rear garden.



Stairs rise from the hallway to a first floor

Landing
With a loft access hatch, ceiling light, double-glazed side window and doors into

Bedroom One
12' 0" x 11' 10" (3.66m x 3.61m)
With a double-glazed front window, two ceiling lights and a radiator.



Bedroom Two
13' 0" x 8' 0" min to wardrobe doors (3.96m x 2.44m)
With a double-glazed rear window, two ceiling lights, radiator and fitted wardrobes to one wall.

Bedroom Three
8' 6" x 8' 2" (2.59m x 2.49m)
With a double-glazed rear window, ceiling light and a radiator.

Shower Room
7' 1" x 5' 11" (2.16m x 1.80m)
With fully tiled walls and floor, glazed corner shower cubicle, WC, pedestal wash basin, inset spot lights, chrome towel radiator, Worcester boiler and a double-glazed side window.

OUTSIDE
To the fore is a block paved and crete paved driveway.
Slabbed walkway to side of the property with meter boxes, side door to kitchen and access to rear.
To the rear are brick outbuildings with useful 'workshop' and WC, plus patio, dilapidated shed and overgrown garden.

Location
The property is situated within a residential area with a range of local amenities, and convenient for commute by road to surrounding areas.
For SATNAV and Maps, please use the postcode DY4 9LP.

NB
The property forms part of an Estate and probate is being applied for.
There is no upwards chain.
The property will be sold as seen with all remaining fixtures and fittings left in situ.
Offers are invited for consideration.

Council Tax: Sandwell Band A
Title: Freehold
Energy Performance Rating: D

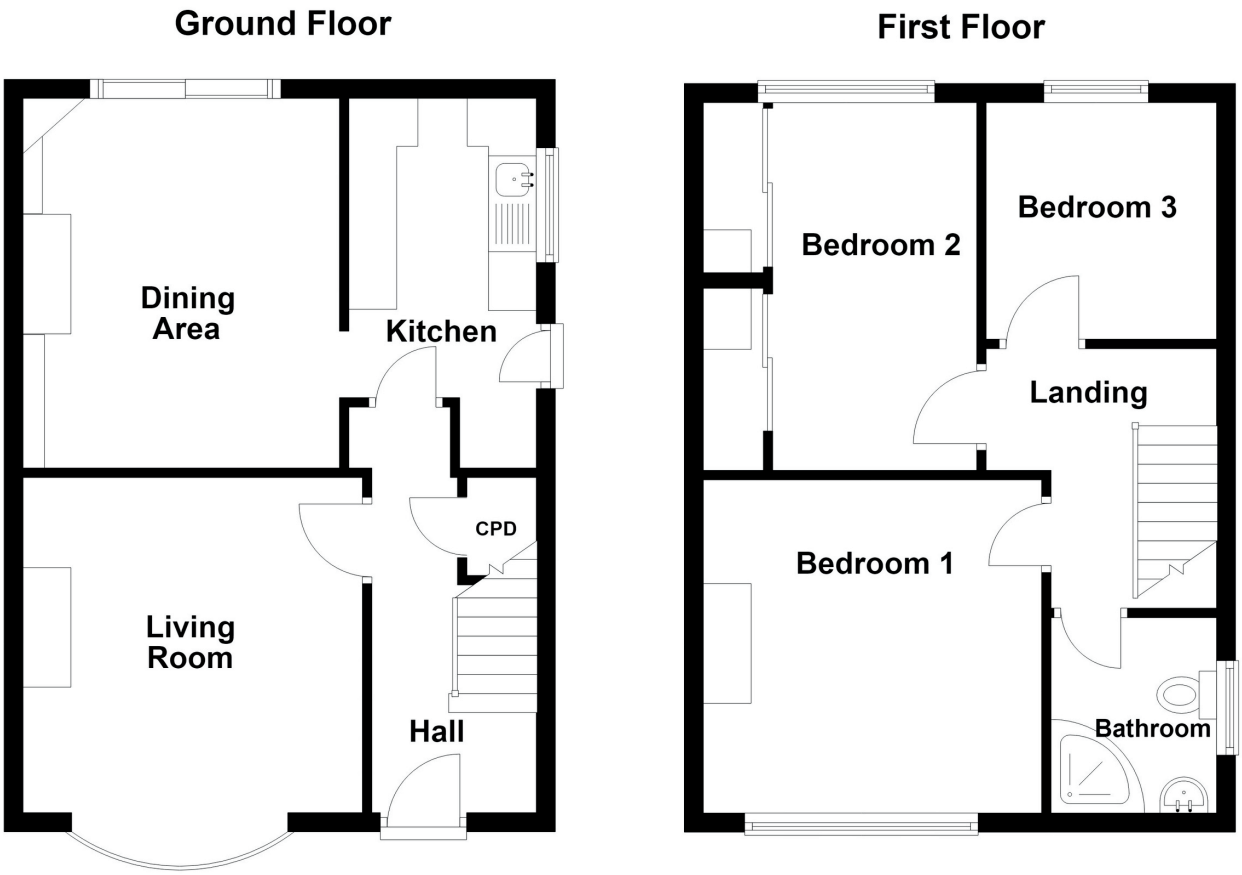








Total Floor Area = 82 square metres



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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