



Powis Avenue  
Tipton  
DY4 0RN  
£205,000



WK Property  
130 Walsall Road  
West Bromwich  
B71 3HN  
T: 0121 588 5666  
W: [www.wk-property.com](http://www.wk-property.com)







# Powis Avenue

Tipton, DY4 0RN

WK are pleased to present this well presented three bed semi detached property located in a popular area of Tipton. Offered for sale with no upward chain the property is situated within walking distance to local amenities and schools. Fantastic transport networks and close to good motorway networks this would make an ideal home. Property is approached via pave pathway with lawned area. A double glazed porch has a further double glazed door opening onto entrance hall with a further door leading onto lounge. Off the lounge is a well presented kitchen and dining room. Upstairs is three good sized bedrooms and a family shower room. To the rear of the property is a private garden with back access to the garage and parking area. Call today to arrange your viewing. COUNCIL TAX BAND B



## Frontage

The property is approached via a paved pathway with lawned garden and access to the rear of the property via a wooden gate.

## Ground Floor

### Entrance Porch

Having double glazed french doors to front elevation and further door leading onto

### Hallway

Having stairs rising to first floor accommodation and further door leading onto lounge

### Lounge

11' 11" x 15' 0" max into bay (3.63m x 4.57m) Benefitting from Fire place housing gas fire. Laminate flooring. Double glazed bay window to front elevation and gas central heating radiator.

### Kitchen

7' 6" x 10' 6" into recess (2.29m x 3.20m) Modern fitted kitchen having a range of wall and base units. Sink/drainers with tiling to splash backs. Intergrated electric oven with gas hob and cooker hood over. Understairs storage cupboard, space for domestic appliances. Double glazed window and door to rear elevation, Gas central heating radiator.

### Dining room

7' 2" x 10' 6" (2.18m x 3.20m) Situated off the kitchen having laminate flooring, double glazed window to rear elevation and gas central heating radiator.

## First Floor

### Landing

Storage cupboard housing central heating boiler. Loft access, Double glazed window to side elevation and doors leading onto

### Bedroom One

8' 4" x 12' 11" max into wardrobes(2.54m x 3.94m) Built in wardrobes, double glazed window to front elevation and gas central heating radiator.

### Bedroom two

10' 10" x 8' 3" Max measurements incorporating recess (3.30m x 2.51m) Laminate flooring, double glazed window to rear elevation and gas central heating radiator.

### Bedroom three

6' 5" x 9' 10" (1.96m x 3.00m) max measurements incorporating and into stairwell Double glazed window to front elevation

### Bathroom

Having corner shower cubicle housing electric shower. Pedestal wash hand basin, low level WC. Full tiling to walls and floor. Spot lighting to ceiling. Double glazed window to rear elevation and heated towel rail.

### Rear elevation

### Rear garden

A small paved patio with lawned garden and pond. Two garden sheds and gated access to the garage which is approached via Oakley Avenue