

12 Bell Street  
Tipton  
West Midlands  
DY4 8HZ

# Taylors



A STARTER HOME ideally positioned near to Tipton Town Centre, Tipton Train Station as well as other amenities.

Consisting of central heating & double glazing this impressive property also benefits from; entrance hallway, fitted kitchen, attractive lounge, conservatory, first floor landing, TWO DOUBLE BEDROOMS, stylish modern shower room, neat private rear garden, driveway with flower beds to fore & useful parcel of land that once house associated garage (since removed). Offered with NO UPWARD CHAIN

EPC - C

Council Tax - A

Tenure - Freehold

SEDGLEY

Viewing: By appointment through Agents SEDGLEY OFFICE

Asking Price £

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)

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Hallway

Fitted kitchen 12'1" max by 6'7" max

Lounge 15'9" by 11'5"

Conservatory 8'11" by 7'9"

### FIRST FLOOR

First floor landing

Bedroom One 11'6" max by 11'0" max with built in wardrobes

Bedroom Two 11'5" max by 8'5" max with built in storage

Modern shower room 6'4" by 5'7"

### OUTSIDE

Driveway and flower garden to fore

Enclosed rear garden

Additional land (was originally space for a garage, since removed)

### GENERAL INFORMATION

**TENURE:** The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

**SERVICES:** We are advised that gas, electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

### FIXTURES AND FITTINGS

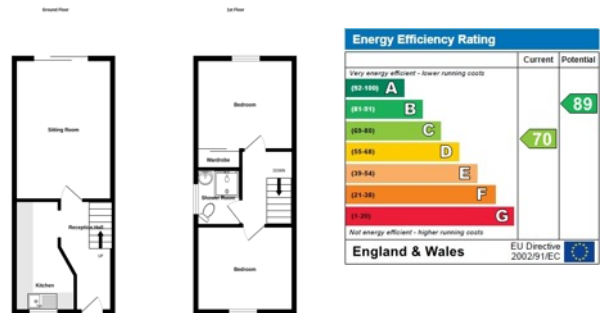
Only those items specifically mentioned in these sales particulars are included in the sale price, together with

remaining carpets, curtains, blinds and light fittings. Other items are available at a nominal OR NO cost by separate negotiation. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**VIEWING:** By arrangement through SEDGLEY OFFICE (01902) 880888

**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation or any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



#### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

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**Taylor's**

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