

# SKITTS

ESTATE AGENTS



**Bagnall Street, Ocker Hill**  
Tipton, DY4 0EF

**Offers over: £240,000**

0121 520 2255

**We Value Your Home**

**\*\*\* STUNNING SEMI DETACHED FAMILY HOME \*\*\*  
TRANSFORMED THROUGHOUT \*\*\* NO UPWARD CHAIN \*\*\* THREE  
GOOD SIZED BEDROOMS \*\*\* NEWLY FITTED KITCHEN WITH  
FAMILY AREA \*\*\* NEWLY FITTED BATHROOM \*\*\* DOWNSTAIRS  
CLOAKROOM \*\*\* IMPRESSIVE MATURE REAR GARDEN \*\*\***



This is a beautiful traditional transformed three bedroom semi detached family home that offers no upward chain so must be viewed to be appreciated.

Located in the highly demanded area with walking distance to excellent local schools, shops, amenities, public transport links and easy access to motorway networks.

The property offers entrance hallway, lounge, newly fitted kitchen with family / dining area, downstairs cloakroom, three bedrooms, family bathroom, driveway and a beautiful mature rear garden.

The property has been comprehensively refurbished to include a complete rewire, new central heating system and replastering throughout.

Call now to secure your early viewing!

EPC: TBA

Council Tax: B

Tenure : Freehold

#### Entrance Hallway

Lounge 12' 1" x 11' 6" (3.68m x 3.50m) Max

Kitchen/Diner 11' 2" x 17' 9" (3.40m x 5.41m)

Lobby 4' 5" x 4' 4" (1.35m x 1.32m)

W.C 3' 3" x 4' 5" (0.99m x 1.35m)

#### First Floor Landing

Bedroom One 12' 2" x 11' 1" (3.71m x 3.38m) Max

Bedroom Two 11' 2" x 11' 1" (3.40m x 3.38m)

Bedroom Three 6' 10" x 6' 2" (2.08m x 1.88m)

Family Bathroom 6' 9" x 6' 0" (2.06m x 1.83m)



**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

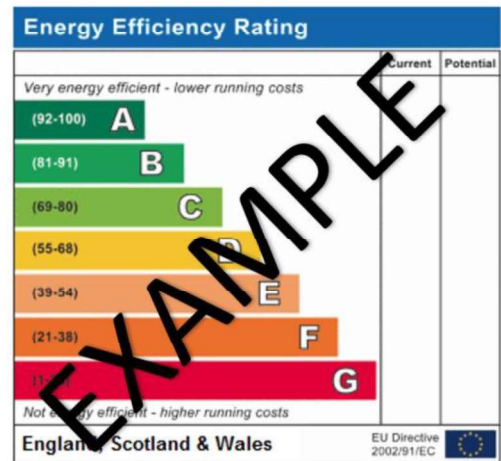
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....