

# SKITTS

ESTATE AGENTS



**25, Ruth Close**  
Tipton, DY4 0AQ

0121 520 2255

**We Value Your Home**

**\*\*\* SEMI DETACHED FAMILY HOME \*\*\* THREE GOOD SIZED BEDROOMS \*\*\* EXTENDED \*\*\* GARAGE AND DRIVEWAY \*\*\* ENCLOSED REAR GARDEN \*\*\* NO UPWARD CHAIN \*\*\* HIGHLY DEMANDED LOCATION \*\*\* EARLY VIEWING ADVISED \*\*\***



This is a spacious three bedroom semi detached family home offered with no upward chain so must be viewed to be appreciated.

Located on the highly demanded "Burberry Grange" Estate with walking distance to local schools, shops, amenities, excellent public transport links and easy access to motorway networks.

This spacious family home briefly comprises of: entrance porch, hallway, lounge, kitchen, utility room, w.c, garage, three good sized bedrooms and a family shower room.

To the front is a large driveway and an enclosed garden to the rear. Call us to secure your early viewing!

**Tenure: Freehold**

**Council Tax Band: B**

**EPC: TBC**

**Porch**

**Entrance Hall**

**Lounge 13' 8" x 9' 11" (4.16m x 3.02m)(Max)**

**Kitchen 7' 7" x 13' 3" (2.31m x 4.04m)**

**W.C**

**Utility 7' 4" x 7' 2" (2.23m x 2.18m)(Max)**

**Landing**

**Bedroom One 12' 4" x 13' 5" (3.76m x 4.09m)(Max)**

**Bedroom Two 15' 10" x 7' 1" (4.82m x 2.16m)**

**Bedroom Three 9' 1" x 7' 0" (2.77m x 2.13m)**

**Shower Room 6' 1" x 5' 11" (1.85m x 1.80m)**

**Garage**





**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.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error or omission of the same. The plan is for illustrative purposes only and should be used as a guide only. No guarantee is given as to the accuracy of the floorplan. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
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0121 520 2255

greatbridge@skitts.net

