

# SKITTS

ESTATE AGENTS



**61, Hellier Avenue,  
Tipton, DY4 7RN**

0121 505 1818

**We Value Your Home**



**\*\*\* STUNNING DETACHED FAMILY HOME \*\*\* NO UPWARD CHAIN  
\*\*\* OPEN PLAN LIVING \*\*\*THREE RECEPTION AREAS \*\*\*  
SPACIOUS KITCHEN \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* GARAGE  
AND BLOCK PAVED DRIVEWAY \*\*\* EN-SUITE TO MASTER  
BEDROOM \*\*\***

This beautiful detached family home is offered with no upward chain so must be viewed to be appreciated.

Located on the highly demanded modern estate just off Dudley Port with walking distance to local shops, schools, amenities, excellent public transport links and easy access to motorway networks.

The spacious extended family home briefly comprises of entrance hallway, three reception areas, spacious family kitchen, master bedroom with en-suite, four bedrooms, family bathroom, garage, block paved driveway and a low maintenance garden to the rear. Call now to secure your early viewing!

**EPC :**  
**Council Tax : TBC**  
**Tenure : Freehold**

**Entrance Hall** 12' 8" x 9' 5" (3.86m x 2.87m)

**Reception Room One** 16' 10" x 11' 8" (5.13m x 3.55m)

**Reception Room Two** 25' 5" x 15' 2" (7.74m x 4.62m)

**Reception Room Three** 11' 8" x 7' 8" (3.55m x 2.34m)

**Downstairs W.C** 4' 11" x 4' 5" (1.50m x 1.35m)

**Breakfast Kitchen** 20' 4" x 10' 3" (6.19m x 3.12m)

**Bedroom One** 15' 9" x 12' 0" (4.80m x 3.65m)

**En-suite** 5' 4" x 10' 4" (1.62m x 3.15m)

**Bedroom Two** 13' 6" x 8' 11" (4.11m x 2.72m)

**Bedroom Three** 8' 8" x 6' 9" (2.64m x 2.06m)

**Bedroom Four** 8' 8" x 6' 6" (2.64m x 1.98m)

**Family Bathroom** 7' 0" x 7' 3" (2.13m x 2.21m)

**Garage** 16' 1" x 8' 2" (4.90m x 2.49m)





**TENURE:** . 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.

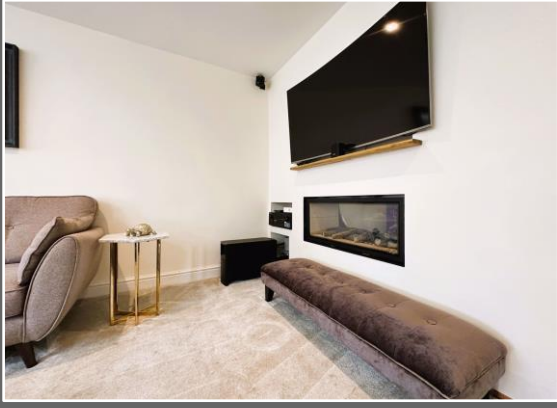
**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**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 effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other facts are approximate and not necessarily to scale for any one or more of the purposes. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The purchaser, contractor and professional adviser shall be deemed to have accepted the plan as to their respective obligations. Made with Metagen ©2023



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