



**George Road,  
Tipton, DY4 8AR**

**Offers in Excess of £160,000**



**\*\*\* THREE BEDROOMS \*\*\* SEMI DETACHED FAMILY HOME \*\*\*  
ENCLOSED REAR GARDEN \*\*\* VIEWING ADVISED \*\*\*** This is a lovely three bedroom semi detached family home that must be viewed to be appreciated. Located within walking distance to local schools, shops, amenities, excellent public transport links and easy access to motorway networks. The property is well presented and briefly comprises of hallway, lounge, kitchen, bathroom, three bedrooms, en-suite WC to master bedroom, driveway and a large enclosed garden to the rear. Call now to book your early viewing

**Lounge** 13' 9" x 12' 5" (4.19m x 3.78m)

**Kitchen** 11' 9" x 6' 10" (3.58m x 2.08m)

**Bathroom**

**Bedroom One** 13' 9" x 9' 2" (4.19m x 2.79m)

**En-suite WC**

**Bedroom Two** 10' 2" x 9' 6" (3.10m x 2.89m)

**Bedroom Three** 6' 10" x 6' 10" (2.08m x 2.08m)





**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.





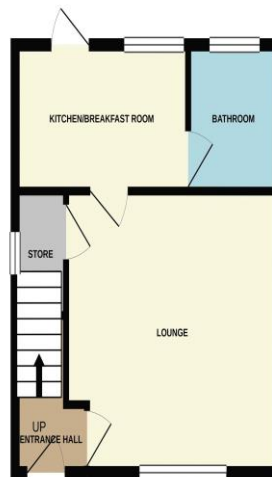
75-77 Great Bridge  
Tipton  
DY4 7HF

0121 520 2255

greatbridge@skitts.net



GROUND FLOOR



1ST FLOOR



Whilst 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagap ©2021

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:  
George Road

**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: .....