



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

**Offers in the Region Of £210,000**



A very spacious and nicely presented detached bungalow, located on the Willingsworth Estate in Tipton. This property simply needs to be viewed to appreciate exactly what you are getting for your money. Briefly comprising Hallway, 18' lounge, 21' kitchen diner and three double bedrooms. The property is very versatile as the current owner is actually using one of the bedrooms as a dining room, but simply with a change of furniture, would be a double bedroom again. It has an easy to maintain front garden and much the same to the rear. Call now and arrange your viewing!

**Hallway** Having a storage cupboard, telephone point, one radiator, loft access, one ceiling light point and doors to;

**Lounge** 18' 0" x 10' 4" (5.48m x 3.15m) Having double glazed patio doors to the rear, T.V point, telephone point, gas fire point set in marble effect back and hearth with feature surround, one radiator, two wall light points, coving to ceiling and two ceiling light points.

**Dining Room/Bedroom Three** 11' 1" x 9' 10" (3.38m x 2.99m) Having a double glazed window to the rear, one radiator, coving to ceiling and one ceiling light point.

**Kitchen Diner** 21' 1" x 11' 3" MAX (6.42m x 3.43m) Having a double glazed window to the side, one and a half sink and drainer, wall and base units, roll edge work surfaces, integrated electric hob with cooker hood, separate integrated oven and grill. Also having an integrated fridge and freezer, plumbing for washing machine, one radiator, laminate flooring, splash back tiling, two ceiling light points and door to;

**Inner Hallway** Having a double glazed door to the side, one radiator, loft access, two ceiling light points and doors to;

**Bedroom One** 14' 0" x 10' 11" (4.26m x 3.32m) Having a double glazed window to the front, fitted wardrobes, T.V point, one radiator and one ceiling light point.

**Bedroom Two** 9' 9" x 9' 7" (2.97m x 2.92m) Having a double glazed window to the front, T.V point, one radiator and one ceiling light point.

**Family Bathroom** Having an obscure double glazed window to the side, low level w/c set in enclosed frame, wash hand basin set in vanity unit, corner panelled bath, separate shower cubicle, splash back tiling, one radiator, shaving point, one extractor fan, one ceiling light point and six single spot lights.

**Rear Garden** Having a large patio area/driveway for several vehicles leading to a stone chipped patio to the rear, lawned area leading to a further slabbed patio. Also having a large shed and a car port for two vehicles. To the front having a concrete slabbed off street parking area, leading to gated access to driveway/ side patio. Also having a low maintenance stone chipped front garden.



**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 Hayburn Rock Associates staff to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Hayburn Rock Associates Ltd are authorised and regulated by the Financial Services Authority (FSA). Not all mortgages are regulated by the FSA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.







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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.