



St Helens Avenue,
Tipton, DY4 7LN

Offers in the Region Of £240,000



***** EXTENDED SEMI DETACHED FAMILY HOME *** TWO RECEPTION ROOMS ** CONSERVATORY *** DOWNSTAIRS CLOAKROOM *** MASTER BEDROOM WITH EN-SUITE *** LARGE STORAGE ROOM ***** This impressive four bedroom semi detached family home offers a double storey extension so must be viewed to appreciate the size and standard of accommodation on offer. Located on this highly demanded modern estate with walking distance to excellent schools, shops, amenities, public transport links including Dudley Port train station and easy access to motorway networks. The spacious property briefly comprises of entrance hallway, lounge, second reception room, kitchen, utility room, downstairs cloakroom, conservatory, large storage room, master bedroom with en-suite, three further good sized bedrooms, family bathroom, driveway and a garden to the rear. Book your early viewing now

Porch

Hallway

Downstairs WC

Lounge 14' 10" x 12' 0" (4.519m x 3.665m)

Conservatory 14' 5" x 11' 4" (4.396m x 3.456m)

Kitchen 11' 11" x 8' 8" (3.625m x 2.649m)

Utility

Bedroom Five/Lounge 16' 11" x 10' 6" (5.163m x 3.198m)

Garage

First Floor Landing

Bedroom One 11' 0" x 10' 4" (3.354m x 3.154m)

En-suite

Bedroom Two 10' 2" x 8' 8" (3.088m x 2.653m)

Bedroom Three 9' 4" x 8' 6" (2.844m x 2.583m)

Bedroom Four/Dressing Room 8' 4" x 6' 1" (2.544m x 1.848m)

Bathroom

Outside Having off road parking and well maintained rear 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 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.

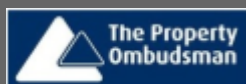




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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 floorplan 6/2020

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
St. Helens Avenue, Tipton