



Bloore King & Kavanagh

Sales & Lettings



78 Monins Avenue
Tipton, DY4 7XQ

Offers In The Region Of £225,000

Property Description

A well presented three bedroom property over looking the canal basin offers beautiful views to the front of the property.

This lovely family home benefits form double glazing, gas central heating and briefly offers: entrance hall, Lounge, kitchen diner, landing, three bedrooms and a family bathroom.

To the rear is access to the garage, off road parking and an enclosed garden.

EPC rating = C. Council Tax C. NO CHAIN.

Entrance Hall

Wooden door to front and stairs to the first floor. Fuse box.

Lounge

3.37m x 4.8m at widest point (11'0" x 15'8" at widest point)

Window to front. Understairs recess and housing for a wall mounted TV.

Kitchen

4.34m x 2.66m (14'2" x 8'8")

Window to rear and door to garden. Lovely range of eye and low level units incorporating stainless steel sink, Gas hob with extractor over and Beko electric oven, space for a washing machine and wall mounted boiler.

Landing

Access to loft space and airing cupboard storage.

Bedroom One

2.249m x 3.893 (7'4" x 12'9")

French doors to front and mirror wardrobes.

Bedroom Two

2.42m x 3.125m (7'11" x 10'3")

Window to front and free standing wardrobe.

Bedroom Three

1.92m x 2.81m at widest point. (6'3" x 9'2" at widest point.)

Window to rear

Family Bathroom

1.89m x 1.94m (6'2" x 6'4")

Window to rear. Three piece suite comprising: paneled bath with shower and screen over, vanity unit wash hand basin and low level WC.

Garage

2.66m x 4.84m (8'8" x 15'10")

Up and over door to front. Power and light.



Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

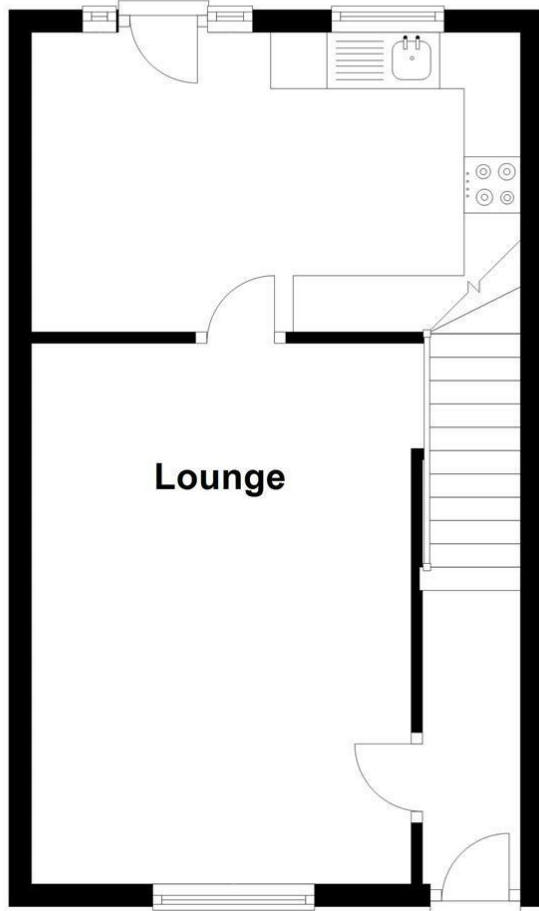
Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

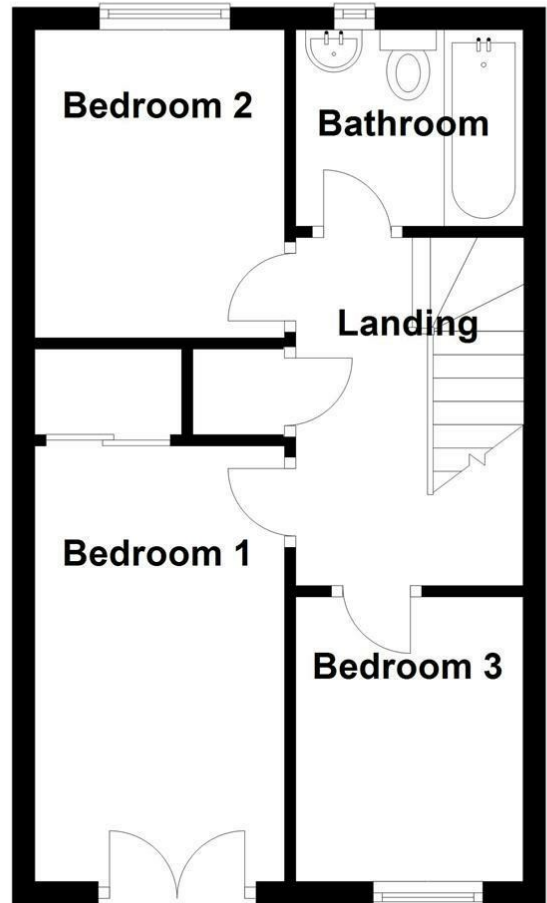
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Ground Floor



First Floor



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