

Chatwins Wharf, Tipton

Offers In Region Of £189,950

2 1 1



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- SUPERB BACKWATER LOCATION
- CANAL-SIDE VIEWS
- LOUNGE
- OVER 60'S ONLY
- WALKING DISTANCE TO LOCAL SHOPS
- IMPRESSIVE COMMUNAL GROUNDS
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- NO UPWARD CHAIN
- WALKING DISTANCE OF TIPTON TRAIN STATION



A DELIGHTFUL BUNGALOW being sold with NO UPWARD CHAIN! This well maintained MID TERRACED BUNGALOW simply must be seen to be appreciated! Situated on a popular quiet BACKWATER within close proximity to local shops and amenities, to include Tipton RAIL STATION. Accommodation briefly comprises entrance hall, GENEROUS LOUNGE, fitted kitchen, TWO DOUBLE BEDROOMS and shower room; whilst outside, there is a REAR GARDEN comprising both patio and lawned areas with wonderful CANAL SIDE VIEWS, communal

PARKING and seating overlooking an attractive ORNAMENTAL POND AND WATER FEATURE.
Please call the office at the earliest opportunity for your chance to view.

Entrance porch

Lounge diner 19" max x 10"9

Fitted kitchen 12"2 x 6"3

Inner hallway with storage cupboard

Bedroom 12" max x 9"5 with built in storage

Bedroom 11"9 x 7"1

Shower room 7"8 x 5" max

Outside

Landscaped communal front & rear gardens with canal side views to rear