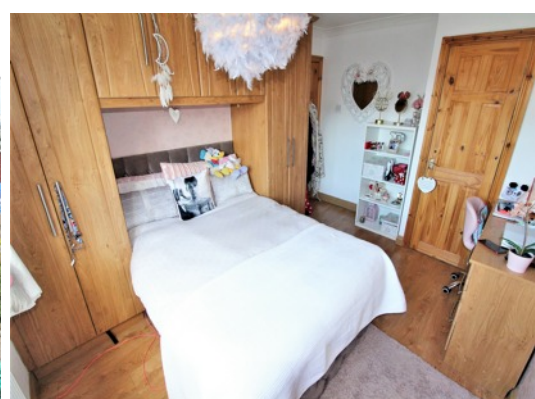


5 York Close  
Tipton  
DY4 8EG

Taylors



A tremendously presented **DETACHED FOUR BEDROOM** family home conveniently positioned backing on to Tipton Canal (which includes mooring rights), within quiet cul de sac within walking distance of local schools, shops a Tipton high street. Being stylishly upgraded by current owners this spacious property has gas central heating & UPVC double glazing as well as benefiting from; entrance hall, fitted kitchen, attractive lounge, conservatory, ground floor bedroom with three further bedrooms to first floor along with **STUNNING** family bathroom, good-sized landscaped rear and side gardens with driveway to fore.

Viewing: By appointment through Agents SEDGLEY OFFICE

Asking Price £

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)

# 5 York Close Tipton DY4 8EG

Entrance hall

Lounge 15'3" x 13'9"

Conservatory 14'6" x 9'9"

Kitchen 14'4" x 6'10"

Bedroom one 15'9" x 7'4"

## FIRST FLOOR

Landing

Bedroom two 14' x 9'3" with built in wardrobes

Bedroom three 12'10" x 9'5" with large built in storage

Bedroom four 10'8" x 5'10"

Stunning Bathroom 9'8" x 5'6"

## OUTSIDE

Block paved driveway

Spacious Rear and side gardens with access and mooring rights to the canal at the rear

## GENERAL INFORMATION

**TENURE:** The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

**SERVICES:** We are advised that gas, electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain

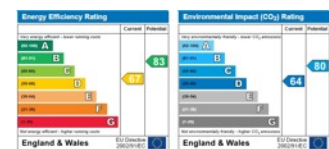
verification from their solicitor or surveyor.

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. Vendors are prepared to negotiate separately for majority of furniture. Taylors 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.

**VIEWING:** By arrangement through SEDGLEY OFFICE (01902) 880888

**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 Taylors branch for advice or confirmation on any points.

**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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



### 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 himself 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 in relation to this property.

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