



Chatwins Wharf, Tipton, DY4 8QG

Offers in the Region of **£170,000**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Tenure: Leasehold

Property Type: Terraced Bungalow

Council Tax Band: B

PROPERTY FEATURES

- TWO BEDROOM BUNGALOW
- EXCLUSIVE OVER 60'S DEVELOPMENT
- ONE ALLOCATED PARKING SPACE
- RED BRICK MID-TERRACED
- GROUNDS MAINTAINED BY ACCORD & WATER RATES INCLUDED
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- SITE MANAGERS OFFICE LOCATED ON THE DEVELOPMENT

PROPERTY OVERVIEW

This over 60's development was built by Accord Housing specifically for the over 60's only. The two bedroom red brick built bungalow is set within a peaceful cul-de-sac, but set directly in between one of the many waterways of Tipton and the exceptionally close amenities of Owen Street where interested parties can find local shops, pubs, banks and even Tipton Train Station. The two-bedroom mid-terraced is offered with no upward chain and whilst perhaps requires some light redecoration, it has generally been well maintained. Viewers shall find a spacious lounge, fitted kitchen, shower room, and to rear, their own compact private rear garden. Allocated parking is also offered. This is a fantastic opportunity for someone looking to downsize and live within a community.

PROPERTY & LEASE INFORMATION:

- **Tenure:** Leasehold
- **EPC Rating:** D
- **Council Tax Band:** B
- **Lease Remaining:** 67 years
- **Ground Rent & Service Charge:** Approx £180 per calendar month / £2,160 annually.

PLEASE QUOTE REFERENCE: NP1566



If you are over 60 years of age and looking to either downsize or live within a more peaceful and like-minded community, then this property could be the one for you. Found within a cul-de-sac location this ideal two bedroom bungalow sits at the head of an over 60's development which is perfectly positioned on the outskirts of Tipton Town Centre, otherwise known locally as Owen Street. Here you will find a variety of amenities from a local newsagents, take aways, beauty shops, banks & building societies, to dentists, Tipton Train Station and the well known Neptune Medical Health Centre. The development itself is managed by Accord Housing meaning this is a leasehold purchase, so there is the cost of a service charge which can usually be paid monthly, quarterly or annually. The cost of the service charge includes the maintenance of the grounds within the cul-de-sac, ensuring the development is kept to a standard. It covers buildings insurance for your home, 24hr emergency call out, upkeep of the water pond found at the bottom of the development including the garden maintenance to the communal areas of the cul-de-sac. It also so pays for the on-site office which is manned by Accord to help the residents with any issues they may have and finally includes your water rates.

This really is a fantastic opportunity to purchase a home that makes you feel independent, safe and secure. The two bedroom mid-terraced bungalow itself has been relatively well maintained, though does potentially require some light cosmetic work such as redecoration. Viewers shall find an allocated parking space to a moment away from the property due to the dwelling itself being set alongside a pedestrianized section of the road, there is also an entrance hall, good sized lounge, fitted kitchen, shower room and two good sized bedrooms with even your own little private yard to the rear which opens up to the communal gardens of the site.

PROPERTY DETAILS:

Frontage: From the public footpath is a slabbed pathway leading up to the front door and bin alcove. The pathway runs through a lawn which offers flower beds to one of the borders and a small rockery/flowerbed underneath the bay window. There is also security lighting and the alarm with the alarm panel being located in the lounge and serviced regularly.

Entrance Hall: PVC front door with obscure half height triple pane windows and a door leading into the lounge.

Lounge (18'07 x 10'11): Bay window to the front elevation, TV & Tel point, radiator, electric fire and feature surround, doors leading into the inner hallway & entrance hallway and a sliding door providing access to the kitchen.

Kitchen (13'10 x 6'11): Window to the front, storage cupboard, space for an upright fridge-freezer, wall mounted combi-boiler, cooker point, space and plumbing for a washing machine, one bowl stainless steel sink/drainer with a mixer tap over, tiled flooring, traditional shaker style wall & base units with work surfaces over with splash back tiling to wet areas and sliding door leading into the lounge.

Inner Hallway: Laminated flooring, large storage cupboard and doors leading into both bedrooms, shower room and the lounge.

Master Bedroom (10'08 x 9'03): Window to the rear, Tel point, large built in wardrobe with fitted railings & shelving and having double doors, radiator and door leading into the inner hallway.

Bedroom Two (9'03 x 7'03): Window to the rear, door leading into the inner hallway and a back door with 3/4 and 1/4 glazing leading out into the rear garden.

Shower Room: Fitted double shower cubicle with Chrome finish and electric shower, low level wc, extractor fan, Chrome heated towel rail, tiled flooring, vanity wash hand basin with counter top and under-storage and separate hot & cold taps, part tiling to wet areas and a door leading back into the inner hallway.

Rear Garden: Compact patio area with outside security lighting and water supply. The patio area opens up to a beautifully maintained garden which offers a variety of plant life, a lawn and a large hedge to provide privacy. The gardens are communal and so are maintained by Accord Housing approximately twice per month, season depending.

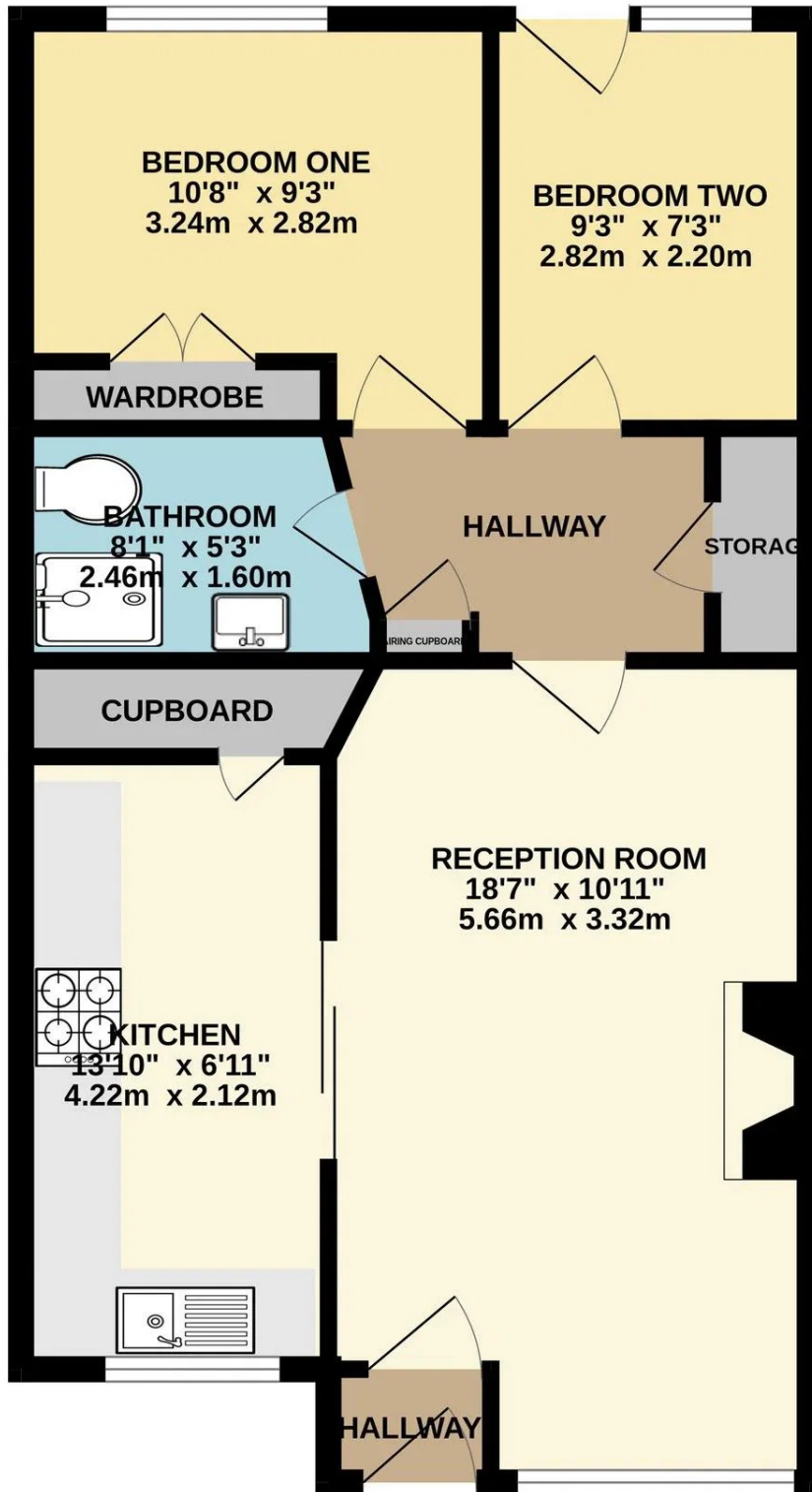
** Measurements are in feet and inches and are approximates **

BUYERS NOTICE

In line with current regulations, all prospective buyers will be required to complete an Anti-Money Laundering (AML) check before a sales memorandum can be issued once a sale is agreed. This is a standard procedure and helps ensure a smooth and compliant transaction for all parties involved. The AML check is carried out by a third-party provider and is subject to a fee of £30 per buyer.







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