

Guardians Close,Tipton DY4 7PL

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welcome to

Guardians Close, Tipton

** Traditional three bedroom detached property ** Driveway and garage ** Cloakroom ** Lounge ** Kitchen ** Bathroom ** Viewings advised **













Agents Note
The Council Tax Band is D
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Double glazed door to front and central heating radiator.

Cloakroom
W.c, wash hand basin, extractor fan and central heating radiator.

Lounge
Double glazed windows to front and side. Gas fire with surround and two central heating radiators.

Kitchen
Fitted kitchen with a range of wall and base units with work surfaces over, tiled splash backs, one and half bowl sink /drainer, double glazed windows to rear and side, electric oven and gas hob, central heating radiator and french doors to garden.

Landing
Stairs ascend from the hallway leading to three bedrooms, en suite and family bathroom, airing cupboard and loft access.

Bedroom One
Double glazed windows to front and side and central heating radiator.

En Suite
Double glazed obscure window to front, shower cubicle, w.c, wash hand basin, part tiled and central heating radiator.

Bedroom Two
Double glazed window to front and central heating radiator.

Bedroom Three
Double glazed window to side and central heating radiator.

Bathroom
Double glazed window to rear, bath with mixer taps with overhead shower, w.c, wash hand basin, extractor fan and central heating radiator.

Front Garden
Block paved garden with shrubbery and fenced surround.

Rear Garden
Patio area pathway and lawn beyond, fence and brick surround, shrubbery with gravel to side and paved drive and garage to rear.

Garage
Up and over doors and power.

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Guardians Close, Tipton

- Three bedroom detached property
- Lounge
- Cloakroom
- Kitchen
- Rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

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£305,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DLY106524 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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