

# SKITTS

ESTATE AGENTS



**Lower Comball,  
Tipton, DY4 9RA**

**Offers in Excess of £260,000**

0121 520 2255

**We Value Your Home**



**\*\*\* STUNNING DETACHED FAMILY HOME \*\*\* WARWICK STYLE BUILT IN 2012 BY REDROW HOMES \*\*\* NO UPWARD CHAIN \*\*\* DETACHED GARAGE \*\*\* SOLAR PANELS \*\*\* ORANGERY \*\*\* TRANSFORMED THROUGHOUT \*\*\*** This beautiful three bedroom detached family home is set on a corner plot and must be viewed to appreciate the transformation throughout. The property is located on the highly demanded modern estate and was built by Redrow Homes in 2012. It is within walking distance to local shops, schools, amenities, excellent public transport links and easy access to motorway networks. Having being modernised throughout the property now briefly comprises of entrance hallway, open plan lounge, kitchen with dining area, orangery, master bedroom with en-suite, two further good sized bedrooms, family bathroom, enclosed private walled rear garden, detached garage and a double driveway. The extra features include : Oak flooring throughout downstairs Oak flooring on staircase Open plan living Insulated orangery Covered open summer area decked patio area Upgraded internal doors Owned solar panels Fitted wardrobes External charging point Utility cupboard Partial boarded loft with shelving Upgraded bathroom and en-suite Book your early viewing now to appreciate the standard of accommodation on offer

**Lounge** 18' 6" x 17' 7" (5.63m x 5.36m)

**Dining Kitchen** 18' 6" x 10' 7" (5.63m x 3.22m)

**Downstairs Cloakroom** 5' 5" x 3' 2" (1.65m x 0.96m)

**Orangery** 9' 7" x 11' 1" (2.92m x 3.38m)

**Utility Cupboard** 2' 9" x 2' 8" (0.84m x 0.81m)

**Master Bedroom** 11' 3" x 11' 11" (3.43m x 3.63m)

**En-suite** 8' 1" x 3' 10" (2.46m x 1.17m)

**Bedroom Two** 10' 1" x 11' 0" (3.07m x 3.35m)

**Bedroom Three** 7' 1" x 11' 0" (2.16m x 3.35m)

**Bathroom** 8' 2" x 6' 10" (2.49m x 2.08m)



**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

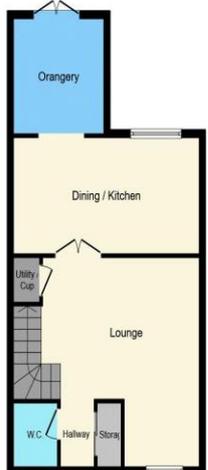
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

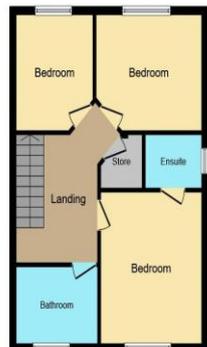
As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.

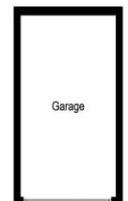




**Ground Floor**  
Floor area 60.0 sq. m. (646 sq. ft.) approx



**First Floor**  
Floor area 51.0 sq. m. (549 sq. ft.) approx



**Garage**  
Floor area () approx

Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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