



**Beech Crescent,
Tipton, DY4 0RA**

Offers in Excess of £140,000

*** RECENTLY REFURBISHED THROUGHOUT *** BEAUTIFULLY PRESENTED *** NO UPWARD CHAIN *** This is a beautiful recently refurbished three bedroom terraced family home that offers no upward chain so must be viewed to be appreciated. Located in walking distance to local shops, schools, amenities, excellent public transport links and easy access to M5 / M6 motorway networks. The spacious property briefly comprises of entrance hallway, lounge, kitchen with dining area, downstairs WC, three good sized bedrooms, shower room and gardens to the front and rear. Call now to book your early viewing

Entrance Hall

Lounge 13' 7" x 10' 6" (4.13m x 3.19m)

Dining Kitchen 13' 6" x 10' 11" (4.11m x 3.33m)

WC

First Floor Landing

Bedroom One 13' 7" x 10' 11" (4.13m x 3.33m)

Bedroom Two 9' 11" x 7' 9" (3.03m x 2.35m)

Bedroom Three 9' 0" x 6' 9" (2.75m x 2.05m)

Shower Room

Outside Easy to maintain front and rear gardens.



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.

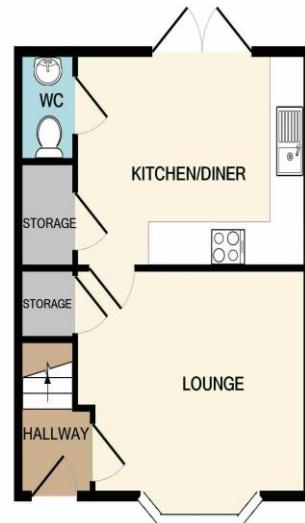
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | 87 |
| (81-91) B | | 59 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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