



**Beaumont Close,  
Tipton, DY4 9TB**

**Offers in the Region Of £134,950**

Enjoying a quiet cul-de-sac location within this popular development ideally placed to local amenities, canalside walks and mainline rail links, this well presented two bedroom townhouse represents an ideal starter home or investment property. Viewing recommended.

#### Reception Hall

**Lounge** 13' 11" x 10' 4" (4.25m x 3.14m)

**Dining Kitchen** 13' 5" x 8' 2" (4.09m x 2.50m)

#### First Floor Landing

**Bedroom One** 13' 9" x 12' 0" (4.18m x 3.66m)

**Bedroom Two** 10' 1" x 7' 3" (3.07m x 2.2m)

#### Bathroom

**Outside** Ample off-road parking and enclosed garden with lawn.



**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.

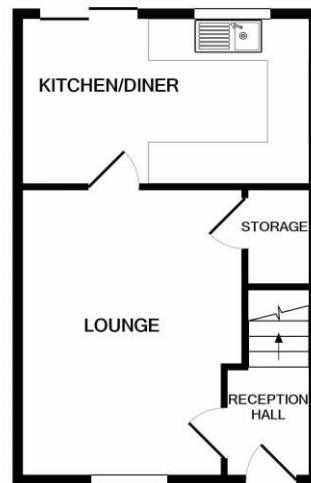
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

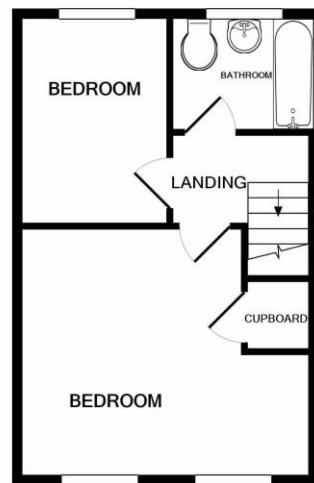
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Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





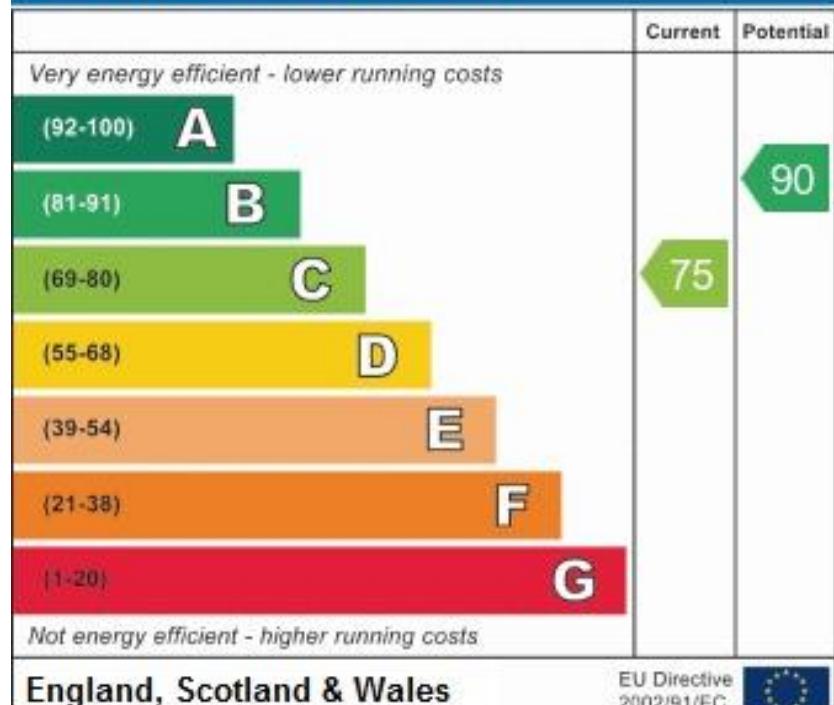
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating



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