



**30 Glebefields Road,**  
Tipton, DY4 0NZ

**Offers over £240,000**

**SKITTS**  
ESTATE AGENTS

**\*\*\* SPACIOUS SEMI DETACHED FAMILY HOME \*\*\* NO UPWARD CHAIN \*\*\* IMPRESSIVE GATED DRIVEWAY \*\*\* LOW MAINTENANCE REAR GARDEN \*\*\* TWO RECEPTION ROOM \*\*\***

This is a spacious three bedroom semi detached family home that is offered with no upward chain so must be viewed to be appreciated.

Located on the highly demanded Glebefields Estate with walking distance to local schools, shops, amenities, excellent public transport links and easy access to motorway networks.

The property offers entrance porch, hallway, lounge, dining room, kitchen, downstairs cloakroom, three bedrooms, family bathroom, gated driveway and a low maintenance rear garden.

Call now to secure your early viewing!

EPC : TBC

Council Tax Band : TBC

Tenure : Freehold

## Room Dimensions

Porch

Entrance Hall

Lounge 14' 9" x 10' 11" (4.49m x 3.32m)

Dining Room 10' 4" x 10' 9" (3.15m x 3.27m)

Kitchen 12' 2" x 7' 6" (3.71m x 2.28m)

Rear lobby

Downstairs W.C

Outbuilding Storage

Landing

Bedroom One 11' 9" x 12' 11" (3.58m x 3.93m)

Bedroom Two 11' 9" x 12' 11" (3.58m x 3.93m)(Max)

Bedroom Three 8' 9" x 9' 1" (2.66m x 2.77m)

Shower Room 5' 2" x 7' 5" (1.57m x 2.26m)





# General information

**TENURE:** . 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.

**COUNCIL TAX BAND:**

**EPC RATING:**

**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.

**VIEWING:** By way of prior appointment with Skitts Estate Agents Skitts - Wednesbury Tel: 0121 505 1818 Email: wednesbury@skitts.net

**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.

**MARKET APPRAISAL:** We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

**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.

**DISCLOSURE** 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 purchase 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 The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family 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.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



# FLOOR PLAN



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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