



**Beverston Road,  
Tipton, DY4 0DF**

**Offers in Excess of £240,000**

\*\*\* EXTENDED SEMI DETACHED FAMILY HOME \*\*\* FOUR BEDROOMS \*\*\* CONSERVATORY \*\*\* This is a beautifully presented four bedroom semi detached family home. Offered with a double storey extension this property must be viewed to appreciate the size of the property available. Situated in this highly demanded location that boasts walking distance to excellent schools, shops, amenities, public transport links and easy access to motorway networks. The spacious property comprises of entrance hallway, kitchen, lounge, dining room, utility room, shower room and a conservatory to the ground floor. To the first floor there are four good sized bedrooms and a family bathroom. To the front of the property is a large driveway offering parking for multiple vehicles. To the rear is a low maintenance garden. Call to book your early viewing today!

**Lounge** 11' 1" x 15' 9" (3.38m x 4.80m)

**Dining Room** 11' 2" x 12' 2" (3.40m x 3.71m)

**Kitchen** 6' 4" x 11' 5" (1.93m x 3.48m)

**Utility room** 4' 7" x 5' 9" (1.40m x 1.75m)

**Downstairs Shower Room** 6' 5" x 6' 1" (1.95m x 1.85m)

**Conservatory** 9' 0" x 13' 9" (2.74m x 4.19m)

**Bedroom 1** 9' 8" x 16' 1" (2.94m x 4.90m)

**Bedroom 2** 9' 1" x 9' 2" (2.77m x 2.79m)

**Bedroom 3** 6' 5" x 13' 8" (1.95m x 4.16m)

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

**Bathroom** 6' 0" x 6' 4" (1.83m x 1.93m)



**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.

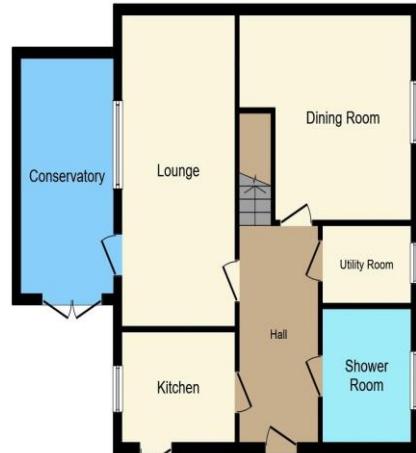
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

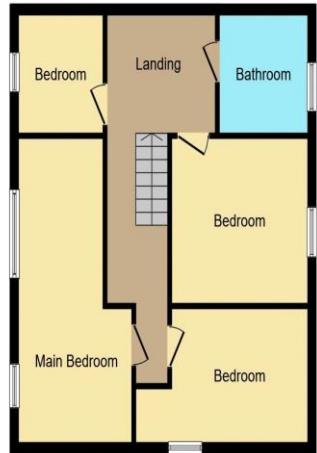
As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an 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



First Floor

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>	86
(69-80)	<b>C</b>	71
(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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