



Guardians Close, Tipton DY4 7PL

welcome to

Guardians Close, Tipton

** Traditional three bedroom detached property ** Driveway and garage ** Cloakroom ** Lounge ** Kitchen ** Bathroom ** South-facing rear garden ** Viewings advised **



Agents Note

The Council Tax Band is D

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed door to front and central heating radiator.

Cloakroom

W.c, wash hand basin, extractor fan and central heating radiator.

Lounge

Double glazed windows to front and side. Gas fire with surround and two central heating radiators.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, tiled splash backs, one and half bowl sink /drainer, double glazed windows to rear and side, electric oven and gas hob, central heating radiator and french doors to garden.

Landing

Stairs ascend from the hallway leading to three bedrooms, en suite and family bathroom, airing cupboard and loft access.

Bedroom One

Double glazed windows to front and side and central heating radiator.

En Suite

Double glazed obscure window to front, shower cubicle, w.c, wash hand basin, part tiled and central heating radiator.

Bedroom Two

Double glazed window to front and central heating radiator.

Bedroom Three

Double glazed window to side and central heating radiator.

Bathroom

Double glazed window to rear, bath with mixer taps with overhead shower, w.c, wash hand basin, extractor fan and central heating radiator.

Front Garden

Block paved garden with shrubbery and fenced surround.

Rear Garden

Patio area pathway and lawn beyond, fence and brick surround, shrubbery with gravel to side and paved drive and garage to rear.

Garage

Up and over doors and power.



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Guardians Close, Tipton

- Three bedroom detached property
- Lounge
- Cloakroom
- Kitchen
- Secure rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

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£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DLY106524 - 0002

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01384 238779



dudley@shipways.co.uk



216 High Street, DUDLEY, West Midlands, DY1 1PB



shipways.co.uk