



31 Wood Street, Tipton, West Midlands DY4 9BQ

£225,000 - Freehold

Property Summary

SELECT, are proud to present this spacious, detached bungalow in the heart of Tipton close to all the shops, train station and amenities. This bungalow offers TWO, double bedrooms, Lounge; Kitchen; Bathroom with separate WC, two porches; Detached garage and a generous garden. Ample off road parking. EPC Band D Council Tax Band B.

Features

- DETACHED BUNGALOW
- TWO BEDROOMS
- GARAGE
- LOUNGE
- GARDENS

Room Descriptions

ENTRANCE HALL

Door from foregarden to entrance hall, further door leading into the lounge.

KITCHEN

11' 03" x 8' 03" (3.43m x 2.51m) Double glazed window to the front aspect. Range of wall and base units with work surfaces over. Gas slot in cooker and free standing washing machine. Stainless steel sink and drainer.

LOUNGE

13' 02" x 10' 10" (4.01m x 3.30m) Double glazed window to the side aspect. Laminate floor. Radiator. Coving and Dado.

BEDROOM ONE

14' 02" x 9' 10" (4.32m x 3.00m) Double glazed window to the side aspect. Radiator, Coving and dado. Laminate flooring.

BEDROOM TWO

11' 02" x 7' 03" (3.40m x 2.21m) Double glazed window to the side aspect. Radiator. Coving and Dado. Laminate flooring.

BATHROOM

5' 07" x 4' 0" (1.70m x 1.22m) Double glazed window to the rear. White suite comprising; bath with electric shower over. Wash hand basin. Fully tiled.

W.C

6' 01" x 2' 06" (1.85m x 0.76m) Sliding door. W.C.

OUTSIDE

GARDENS

The property occupies a corner plot and has a wrap around garden to the front and side. The main garden is located to the side of the property enclosed by walling. Laid with astro turf and gravel making it low maintenance.

TENURE

We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale

MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	