

REDUCED

£190,000 Freehold



7 Crewe Drive, Tipton, West Midlands. DY4 7SS

- FULLY REFURBISHED
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- UPVC DOUBLE GLAZED
- FRONT & REAR GARDENS
- CLOSE TO LOCAL AMENITIES



Select Property Management Ltd
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PROPERTY DESCRIPTION

Select are pleased to be instructed to offer **FOR SALE** this two bedroom mid terrace property in Tipton. The property has has just been recently refurbished to the highest standard, and benefits from having off road parking and being close to local schools, shops and main transport links.

The property comprises of entrance hall leading to the main lounge with window to the front, then through double doors into the newly fitted kitchen diner which has a good range of wall and base units, integrated oven , hob and extractor, matching worktops, there is a window and door to the end wall leading to the rear garden. Upstairs are two bedrooms, the main bedroom is a double with built in cupboard and window to the front. The rear bedroom is a good size single with window looking out to rear garden. Lastly is the bathroom with new white suite and shower above the bath and window to the end wall.

Outside to the front is a tarmac drive and small turfed garden. To the rear of the property is a newly laid lawn and slabbed area. The property is UPVC double glazed and gas centrally heated. A viewing is highly recommended and is strictly by appointment with our office.

EPC - C COUNCIL TAX BAND - B



ROOM DESCRIPTIONS

KITCHEN

4.362m x 2.512m (14' 4" x 8' 3")

BEDROOM ONE

4.382m x 3.485m (14' 5" x 11' 5")

BEDROOM TWO

3.096m x 2.219m (10' 2" x 7' 3")

BATHROOM

1.585m x 1.819m (5' 2" x 6' 0")

GENERAL

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.

TENURE

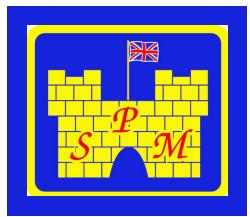
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



EPC



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 92 |
| (81-91) | B | | |
| (69-80) | C | 78 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Stourbridge
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