

Wakeman

www.wakeman-online.com

18 Monarch Drive, Tipton,
DY4 7LL



Asking Price: £230,000

Freehold

team



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A modern three bedroom semi detached house, occupying a pleasant corner plot, with a single garage and conservatory.

A well presented and maintained family home, this three bedroom semi detached house occupies a pleasant corner plot, and is in a convenient location within reach of a wide range of amenities, and access to surrounding centres.

The house offers well maintained accommodation, with the benefit of off road parking for two cars, as well as having a detached single garage. The property is fully uPVC double glazed and gas centrally heated.

An inspection of the accommodation is recommended in order that it may be appreciated and comprises in more detail as follows:

GROUND FLOOR

HALLWAY

With ceiling light point, radiator and stairs leading to the first floor

CLOAKROOM

With a low level WC, wash hand basin, ceiling light point and part tiled walls.

KITCHEN

3.66m x 2.66m (12' x 8'9")

With a range of base cupboards, wall cupboards and drawer units, laminate worktop, stainless steel inset sink and drainer, gas hob with cooker hood over, New World electric oven, plumbing for washing machine, ceiling light point, uPVC double glazed window and part tiled walls.

LOUNGE

4.51m x 3.64m (14'10" x 11'11")

With radiator, uPVC double glazed sliding doors leading to the conservatory, ceiling light point and store off.

CONSERVATORY

3.55m x 2.68m (11'8" x 8'10")

With radiator, ceiling light point and uPVC double glazed French doors to the rear garden.

FIRST FLOOR

LANDING

With ceiling light point and access to the loft via the loft hatch.

BEDROOM ONE

3.36m x 3.12m max (11' x 10'3" max)

With two cupboards off, uPVC double glazed window, radiator and ceiling light point. One cupboard off contains Worcester combi condensing boiler.

BEDROOM TWO

2.59m max x 2.17m + alcove (8'6" max x 7'1" + alcove)

With uPVC double glazed window, radiator and ceiling light point.

BEDROOM THREE

2.87m max x 2.03m max (9'5" max x 6'8" max)

With uPVC double glazed window, radiator, ceiling light point and store off.

BATHROOM

With low level WC, wash hand basin, paneled bath with Triton T80si electric shower over, tiled walls, 4x spotlights, extractor fan and towel rail style radiator.

OUTSIDE

The property has a tarmac driveway and gardens to the front and rear with the front garden incorporating the driveway and bushes and the rear garden having paving and access to the detached garage.

GARAGE

With up and over door, power, and electrics.

EPC RATING: C

COUNCIL TAX: BAND C – Sandwell

PLEASE NOTE ALL MEASUREMENTS ARE APPROXIMATE

SERVICES: We are advised that all mains services are available – See below.

Gas central heating is installed with a Worcester condensing boiler serving radiators as detailed above – See below.

TENURE: We are advised that the property is Freehold – See below

FIXTURES AND FITTINGS: As mentioned above are included in the purchase price. Other items may be available by separate negotiation.

VIEWING: By prior appointment with Wakeman Estate Agents on 01384 459999. Our office is open 5 days a week, Monday to Friday 9.00 am till 5.30 pm.

PLEASE NOTE: Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

Floor plans are not to scale and are for general guidance only.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1988

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Team Association consortium company of which it is a member and Team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Making an Offer

In order to clarify the process, all offers should be either confirmed in writing or telephoned through to the relevant office.

We will need to verify your buying position and ability to proceed, therefore if you require a mortgage we will ask to see a copy of your Mortgage Certificate. If you are a cash purchaser we will require proof of funds for our records.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		