

**AP MORGAN**



**Warren Close, Tipton, Sandwell**  
Offers in the region of £130,000

**Features:**

- Ground floor maisonette
- Two bedrooms
- Spacious lounge/diner
- Well-fit kitchen
- Low maintenance rear garden
- On-street parking

**Description:**

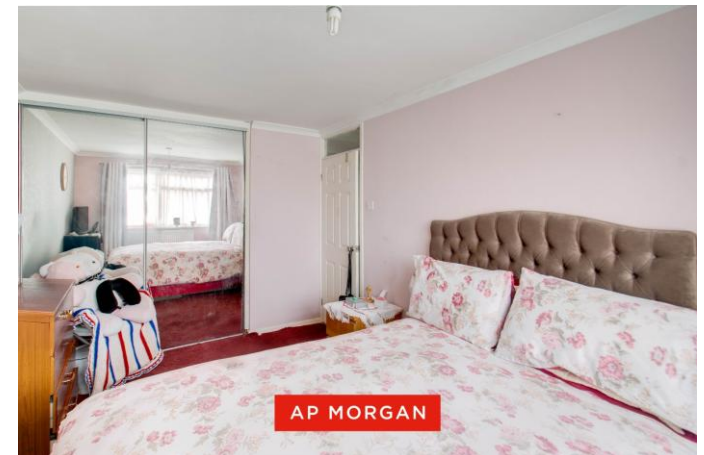
Introducing this ground-floor maisonette situated in Tipton, Sandwell, offering two bedrooms, a spacious lounge/diner, a well-fitted kitchen, a low-maintenance rear garden, and ample on-street parking.

On arrival, you are led down the path to the side of the property, where you will find the entrance to the maisonette, with a gate to the side allowing direct access to the rear garden and providing an ideal space for bin storage. Ample on-road parking is also available around the property, making it convenient for both residents and visitors.

Upon entry, the property opens into the hallway, comprising two cupboards for ample storage. To the right, you will find the lounge/diner, a great space for relaxing and dining, with sliding doors opening onto the rear garden. From here, you can access the kitchen, fitted with ample storage and worktop space, and offering plenty of room for freestanding and utility appliances.

Back through the hall is the first bedroom, a double room with a large fitted sliding-door wardrobe, providing excellent storage and space-saving convenience. The second bedroom is a single room with an additional storage cupboard. The bathroom is fitted with a toilet, wash basin, and bathtub with an overhead electric shower.

The low-maintenance rear garden is fully paved, offering an ideal space for outdoor furniture and dining, with a stone border along the left-hand side and rear. The property also benefits from a shed, perfect for garden storage.



Situated in a convenient location in Tipton, Sandwell, the property benefits from excellent local amenities and schooling, with a wide range of shops, restaurants, and supermarkets all within walking distance. For commuters, Tipton train station is nearby and offers easy access to Birmingham, Wolverhampton, and the surrounding areas.

**Details:**

**Hall**

**Lounge/Diner** 12'11" x 16'2" (3.94m x 4.93m)

**Kitchen** 6'4" x 9'9" (1.93m x 2.97m)

**Bedroom One** 8'10" x 12' (2.7m x 3.66m)

**Bedroom Two** 6'10" x 9'6" (2.08m x 2.9m)

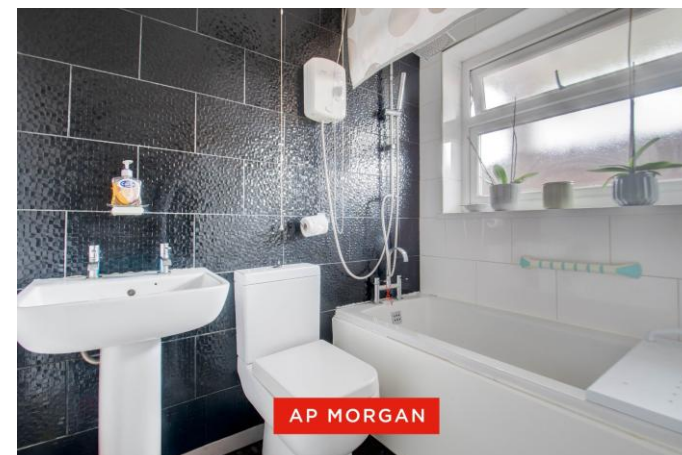
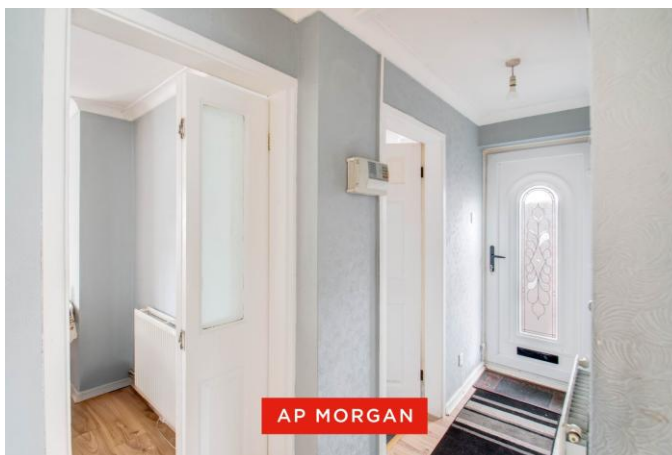
**Bathroom** 6'4" x 5'6" (1.93m x 1.68m)

**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

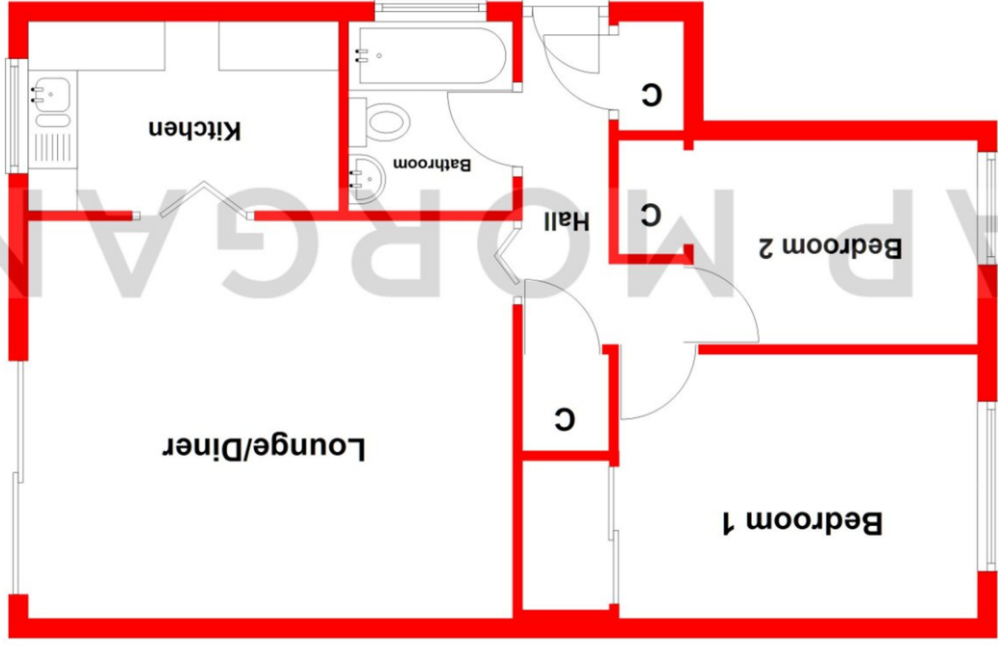
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

## Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 54.2 sq. metres (583.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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