



Monins Avenue

Tipton

DY4 7XP

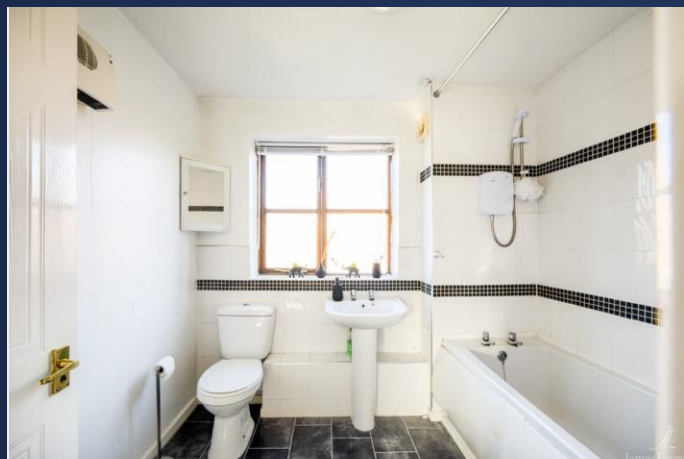
Asking Price Of **£97,500**

Canal Views

First Floor Apartment

457 Sq. Ft.

Finished To A High Specification



Property Description

DESCRIPTION This is a well presented one bedroom first floor apartment with views over the Quays, comes to the market with no upward chain!

Located in the highly demanded Tividale Quays estate within walking distance to local shops, schools, amenities, excellent public transport links and easy access to motorway networks. This lovely apartment briefly comprises; entrance hallway, storage cupboard, lounge, kitchen, bedroom and bathroom. The property benefits from having allocated parking

LOCATION Located in the charming town of Tipton, the Tividale Quays Estate is a peaceful and picturesque residential development that encapsulates the essence of modern living. Situated along the tranquil banks of Tividale Quay, this estate offers an ideal balance between urban convenience and natural beauty.

The Tividale Quays Estate boasts an impressive range of housing options, ranging from elegant family homes to contemporary apartments. Designed with utmost attention to detail, each property exudes a sense of style and sophistication. Residents can enjoy spacious living areas, modern amenities, and sleek finishes that elevate the overall living experience.

Beyond the aesthetically pleasing homes, Tividale Quays Estate embraces a community-oriented atmosphere. Lush green spaces and well-manicured gardens create a serene backdrop for leisurely walks or outdoor gatherings. The estate also offers a range of amenities, including a fitness centre, playgrounds, and communal areas, catering to the diverse needs of its residents.

Aside from its own offerings, Tividale Quays Estate benefits from its strategic location in the heart of Tipton. Residents have easy access to a plethora of local amenities, including shopping centres, schools, cafes, and restaurants. The estate's proximity to major transportation hubs ensures seamless connectivity to neighbouring towns and cities, making it an ideal place for those seeking a convenient and well-connected living environment.

In summary, Tividale Quays Estate in Tipton combines elegant residential properties with natural surroundings and a thriving community. It offers a perfect blend of modernity and tranquillity, making it an excellent choice for individuals and families looking for a harmonious living experience nestled in a peaceful yet well-connected location.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure:

Services: All mains' services are connected to the property.

Local Authority: Sandwell.

Council Tax Band - A

Service Charge - £1,695.18 Per Annum

Ground Rent - TBC

Length of Lease - 967 Years Remaining.



Floor Layout



Total area: approx. 42.5 sq. metres (457.7 sq. feet)

Total approx. floor area 457 sq ft (42 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements