



Connells

Parish Drive
Tipton



Property Description

** NO UPWARD CHAIN **

Entrance Hall

Double glazed door to the front, stairs to first floor accommodation, central heating radiator.

Lounge

14' 8" x 11' 2" (4.47m x 3.40m)

Double glazed window to the front, built-in storage cupboard, central heating radiator.

Kitchen

17' x 9' 6" (5.18m x 2.90m)

A fitted gloss kitchen to include wall and base units with work surfaces over, one and a half bowl sink & drainer unit, electric oven & gas hob, space for domestic appliances, tiling to splashback, two central heating radiators, double glazed window to the rear, double glazed french doors to the rear.

Utility

7' x 5' 7" (2.13m x 1.70m)

Double glazed window to the rear, base units with work surface over, stainless steel sink & drainer unit with mixer tap over, double glazed door to the side.

Cloakroom

Wash hand basin, low level w.c., central heating radiator, double glazed window to the side.

First Floor

Landing

Loft access.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed window to the rear, central heating radiator, fitted wardrobes.

En-Suite

Shower cubicle, wash hand basin, low level w.c., tiling, heated chrome towel rail, double glazed window to the side.

Bedroom Two

12' 2" x 8' 9" (3.71m x 2.67m)

Double glazed window to the front, central heating radiator, built-in store.

Bedroom Three

10' 2" x 7' 5" (3.10m x 2.26m)

Double glazed window to the rear, central heating radiator.

Bedroom Four

9' 11" x 8' 9" (3.02m x 2.67m)

Double glazed window to the rear, central heating radiator.

Family Bathroom

Bath with shower over, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the rear.

Outside

To the front of the property tarmac driveway giving off road parking, lawned area with shrubs & borders. Rear garden having slabbed paved patio area, lawned area, further paved patio, side access.

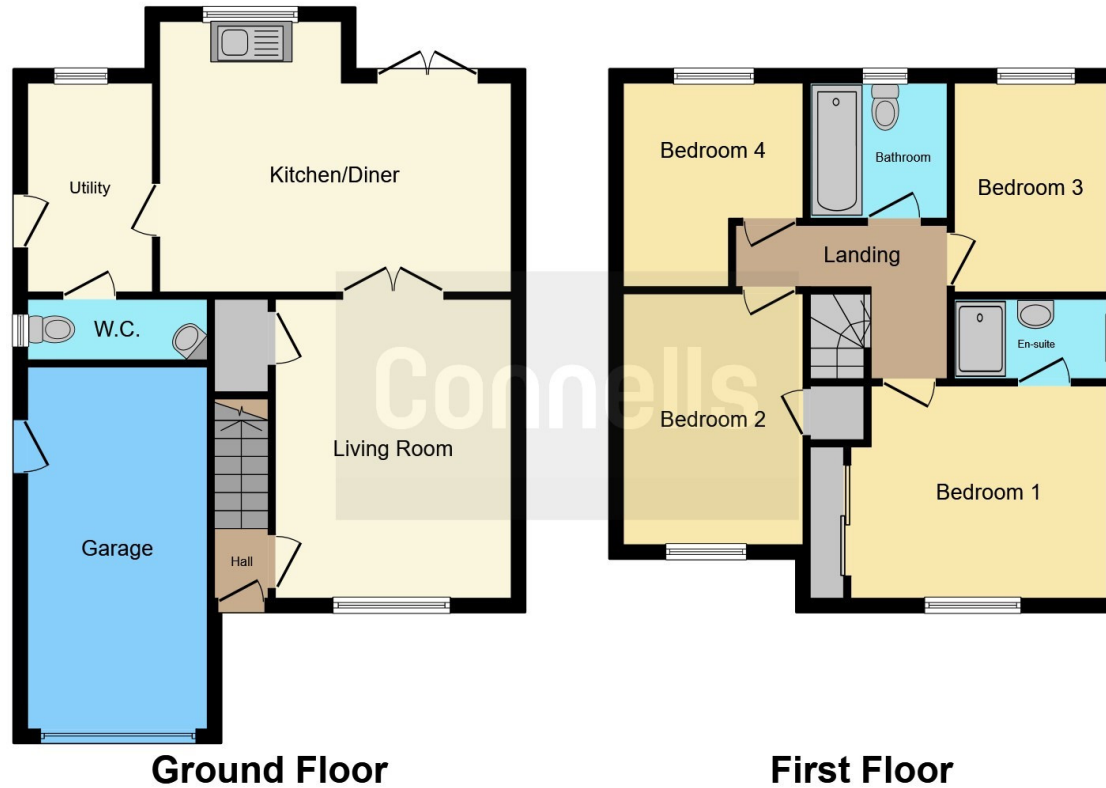
Agents Note

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD312830



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD312830 - 0005