



**Connells**

Woodcroft Avenue  
Tipton



## Property Description

Located on the highly demanded Foxyards development within walking distance to local shops, schools, amenities, excellent public transport links and easy access to motorway networks.

A stunning traditional family home that has been thoughtfully extended and modernised throughout. Positioned privately on a desirable residential street the accommodation briefly comprises entrance porch, hallway, spacious through lounge, dining room, fitted kitchen with integrated appliances, impressive large family room, utility room, ground floor shower room, three bedrooms and refitted bathroom to the first floor and two further bedrooms to the second floor. Outside there is a driveway with parking for multiple vehicles, garage and a beautiful landscaped private rear garden.

## Entrance Porch

Double glazed entrance door to the front elevation, double glazed window to the front & side elevations, tiled flooring.

## Hallway

Double glazed door to front elevation, stairs to first floor accommodation, built in cloak room, central heating radiator, downlights.

## Through Lounge

19' 1" x 11' 6" ( 5.82m x 3.51m )

Double glazed bay window to the front elevation, double glazed French doors to rear elevation, gas fire with feature surround, central heating radiator, t.v.. point.

## Dining Room

12' 2" x 9' 5" ( 3.71m x 2.87m )

Double glazed door to the front elevation, central heating radiator, down lighters.

## Kitchen

16' 6" x 6' 11" ( 5.03m x 2.11m )

A fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, one and a half bowl sink & drainer unit, integrated dishwasher & fridge freezer, electric oven & gas hob with extractor, space for domestic appliances, double glazed window to the rear, down lighters.

## Family Room

21' 5" x 19' ( 6.53m x 5.79m )

Double glazed French doors to garden, double glazed sky light windows, electric fire with feature surround, T.V point, central heating radiator, down lighters.

## Utility Room

Base units with work surfaces over, space for domestic appliances, wall mounted central heating boiler, double glazed window to rear, door to garage.

## Inner Hallway

Double glazed door to side elevation.

## Shower Room

Suite comprising shower cubicle with electric shower, wash hand basin, llwc, heated towel rail, extractor fan, tiled floor and walls, double glazed window to rear.

## First Floor

### Landing

Double glazed window to the front elevation, central heating radiator, doors to

### Bedroom One

11' 1" x 13' 8" (to wardrobe door ) ( 3.38m x 4.17m (to wardrobe door ) )

Double glazed bay window to the front elevation, central heating radiator.

### Bedroom Two

11' 7" x 9' ( 3.53m x 2.74m )

Double glazed window to the front elevation, central heating radiator.

### Bedroom Three

11' 6" x 6' 1" ( 3.51m x 1.85m )

Double glazed window to the rear elevation, central heating radiator.

## Family Bathroom

Suite comprising P shape paneled bath with shower over and glass shower screen, double wash hand basin in vanity unit, low level w.c., airing cupboard, double glazed window to rear, tiled walls and down lighters.

## Second Floor

### Landing

### Bedroom Four

12' 6" (max) x 12' 2" (max) ( 3.81m (max) x 3.71m (max) )

Double glazed sky light windows to rear and side, radiator. built in storage. Please Note - restricted head height to this room.

### Bedroom Five

12' 11" (max) x 8' 4" (max) ( 3.94m (max) x 2.54m (max) )

Double glazed sky light window to the rear & side, built in storage and radiator. Please Note - restricted head height to this room.

### Outside

To the front of the property tarmac driveway giving off road parking for multiple vehicles & access to garage, low maintenance front garden. Private enclosed landscaped rear garden having paved patio area. lawned area, pizza oven, door to garage. security lighting.

### Garage

17' 2" x 9' 3" ( 5.23m x 2.82m )

Up & over door, power & lighting, door to garden, door to utility, water tap.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

**EPC Rating: D**

**view this property online [connells.co.uk/Property/DUD312851](http://connells.co.uk/Property/DUD312851)**

Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD312851 - 0013