

Woodcroft Avenue Tipton

# Connells

# Woodcroft Avenue Tipton DY4 8AE



# **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 privatley 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, around 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.

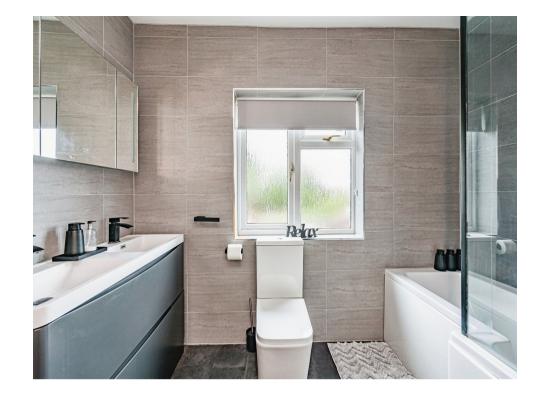




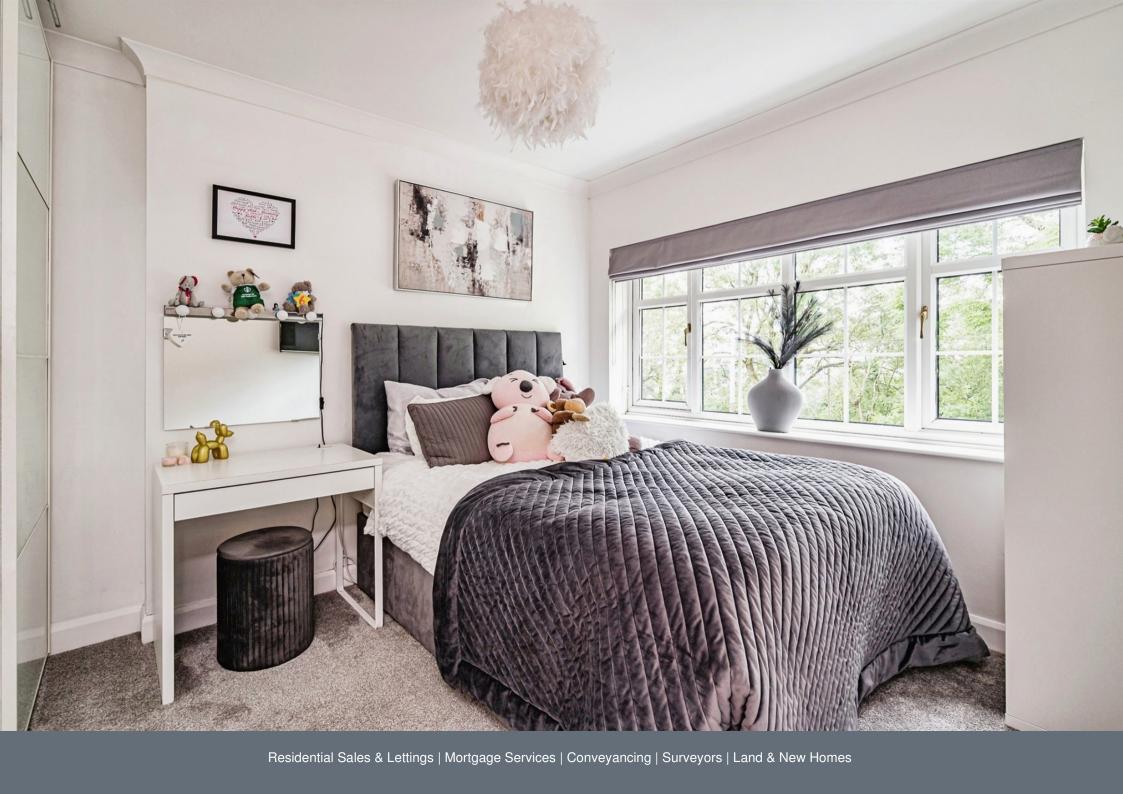














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D** 

Tenure: Freehold





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