



Connells

Hursey Drive  
Tipton



## Property Description

A beautifully kept standalone house located in a desirable contemporary neighbourhood in Tipton. Providing ample and adaptable living space perfect for larger families. Situated on a corner lot with a spacious garden, updated en suite and family bathroom, garage, and off-road parking. Conveniently close to all amenities, transportation options including Dudley Port and Tipton train station, and schools.

## Entrance Porch

Double glazed patio doors to the front.

## Entrance Hall

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

## Cloakroom

Comprising low level w.c., wash hand basin, tiling, double glazed window to the front.

## Living Room

17' 10" x 11' 11" ( 5.44m x 3.63m )

Double glazed window to the front, gas fire with feature fireplace, central heating radiator.

## Dining Room

11' 11" x 9' ( 3.63m x 2.74m )

Double glazed french doors to the rear, central heating radiator.

## Kitchen

16' 10" (max) x 10' ( 5.13m (max) x 3.05m )

A fitted kitchen to comprise a range of wall and base units with work surfaces over, one and a half bowl sink & drainer unit, electric oven & gas hob with cooker hood over, understairs store, central heating boiler, central heating radiator, double glazed window to the rear, double glazed door to the rear.

## Utility

5' 7" x 4' ( 1.70m x 1.22m )

Base units with work surfaces over, sink & drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances, tiling.

## Garage

28' 11" x 8' ( 8.81m x 2.44m )

Up & over door to the front, power & light, door to the rear leading to garden.

## First Floor

### Landing

Storage cupboard, loft access.

### Bedroom One

15' 10" x 12' ( 4.83m x 3.66m )

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

### En-Suite

Shower cubicle, wash hand basin in vanity unit, low level w.c., central heating radiator, extractor fan, tiling, double glazed window to the front.

### Bedroom Two

13' x 8' ( 3.96m x 2.44m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

8' x 6' ( 2.44m x 1.83m )

Double glazed window to the rear, central heating radiator.

### Bedroom Four

8' x 6' 10" ( 2.44m x 2.08m )

Double glazed window to the rear, central heating radiator.

### Bathroom

Bath, wash hand basin in vanity unit, low level w.c., heated chrome towel rail, tiling, double glazed window to the side.

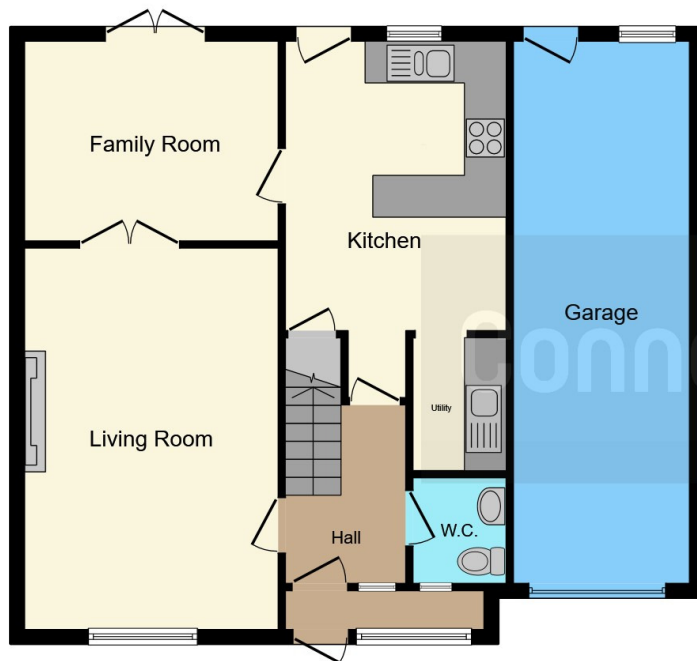
## Outside

To the front of the property tarmac driveway giving off road parking, lawned area with shrubs & borders, two separate side access to the rear. Rear garden having slabbed paved patio area, lawned area with borders & shrubs, outside tap.

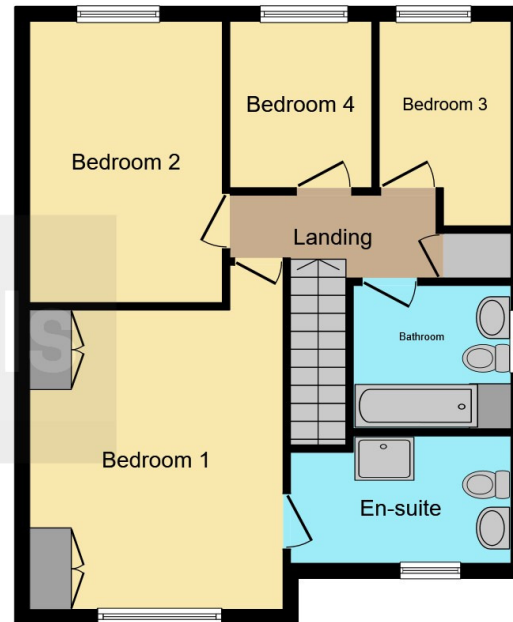








**Ground Floor**



**First Floor**

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**EPC Rating: Awaited**

Tenure: Freehold

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