



Connells
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FOR SALE

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BLOCK DRIVE



Property Description

This distinctive detached Dorma bungalow has been extensively upgraded by the current owners to a high standard, providing ample and adaptable living space suitable for families. It features a contemporary open-plan kitchen and a meticulously landscaped rear garden. The property is situated in a highly desirable area near Tipton train station, the forthcoming tram line, as well as various amenities, shops, and schools.

Entrance Hall

Door to the side elevation, stairs to first floor accommodation.

Further Hallway

Stain glass door to side elevation, central heating radiator, Doors to

Lounge

14' 2" x 12' 9" (4.32m x 3.89m)

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

Dining Area

12' 7" x 10' 5" (3.84m x 3.17m)

Double glazed window to the side elevation, electric fire with brick built surround.

Kitchen

16' 2" x 11' 6" (4.93m x 3.51m)

A fitted kitchen to include wall and base units with roll top work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, plumbing for washing machine, breakfast island, double glazed window to the rear, double glazed french doors to the side leading to garden.

Bedroom Two

14' 2" x 12' 9" (4.32m x 3.89m)

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

Bedroom Three

12' x 12' (3.66m x 3.66m)

Double glazed window to the rear elevation, fitted wardrobes.

Shower Room

shower cubicle, wash hand basin, low level WC, central heating radiator with heated towel rail, tiling, double glazed window to side

First Floor

Bedroom One

17' (max) x 13' (max) (5.18m (max) x 3.96m (max))

Double glazed window to the side elevation, storage to eaves, built-in storage cupboard, central heating radiator. Please Note - restricted head height to this room.

Outside

To the front of the property gated tarmac driveway with gated access to off road parking, lawned area with various plants & shrubs.

Landscaped rear garden having slabbed paved patio area with gravel detail with borders, lawned area, further decked seating area, storage shed & brick built feature seating area.

Outside Brick Built Stores

One store having a low level w.c., wash hand basin.

Storage area

Bar

with optics

Utility

10' 1" x 4' 9" (3.07m x 1.45m)

Study

10' 1" x 5' 4" (3.07m x 1.63m)

Gym

10' 1" x 8' 2" (3.07m x 2.49m)









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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