



**Connells**

Birmingham New Road  
Tipton



## Property Description

Set on a generous plot set back from the Birmingham New Road this stunning traditional semi detached family home is approached by a block paved driveway giving off road parking for multiple vehicles, internally the immaculately presented accommodation briefly comprises entrance hall way, lounge, further extended lounge / dining room, extended kitchen, utility room, down stairs shower room, converted garage / gym, first floor has three good sized double bedrooms with the back bedrooms also being extended and a family bathroom. To the rear of the property a large well maintained private rear garden with mature plants and shrubs.

### Entrance Hallway

Double glazed entrance door to the front elevation, stairs to first floor accommodation, tiled floor.

### Lounge

14' 1" (into bay) x 11' 3" ( 4.29m (into bay) x 3.43m )

Double glazed bay window to the front elevation, down lighters, central heating radiator, glass doors to extended lounge / diner..

### Lounge / Diner

28' 7" (max) x 10' 10" (max) ( 8.71m (max) x 3.30m (max) )

Double glazed french door to the rear elevation, gas fire with feature surround, two central heating radiators, down lighters.

### Study / Gym

13' 6" x 7' 6" ( 4.11m x 2.29m )

( Garage Conversion ) Glazed patio doors to the front elevation, power & lighting, tiled floor, access to garden.

### Downstairs Shower Room

Suite to comprise shower cubicle with glass shower screen, wash hand basin, low level w.c., tiling, tiled floor, extractor, chrome heated towel rail, double glazed window.

### Kitchen Diner ( Extended )

19' 9" x 10' 5" ( 6.02m x 3.17m )

A fitted kitchen to comprise a range of wall & base units with roll top work surfaces over, electric fan assisted oven & grill oven, free standing Belling gas range cooker with five ring hob and extractor fan, Bowl and a half drainer sink unit, integrated dish washer, tiling to splash back, tiled floor, down lights, radiator, double glazed French door and window to rear.

### Utility Room

7' 6" x 5' ( 2.29m x 1.52m )

Wall mounted central heating boiler, space for domestic appliances, plumbing for automatic washing machine and tiled floor.

## First Floor

### Landing

Loft being boarded with pull down ladder, double glazed window to the side, airing cupboard. Doors to

### Bedroom One

19' 7" x 11' ( 5.97m x 3.35m )

Double glazed window to the rear, radiator.

### Bedroom Two

12' 11" x 10' 11" ( 3.94m x 3.33m )

Double glazed window to the front, down lighters, fitted wardrobes, radiator.

### Bedroom Three

15' 2" x 10' 10" ( 4.62m x 3.30m )

Double glazed window to the rear, down lighters, radiator.

### Bathroom

Suite to comprise p-shaped bath with shower over & glass shower screen, wash hand basin, low level w.c., extractor fan, shaver point, chrome heated towel rail, tiling.

### Outside

To the front of the property block paved driveway giving off road parking for multiple vehicles. Mature landscaped private rear garden having various borders with plants & mature shrubs, shed.









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

4 & 5 Stone Street  
 DUDLEY DY1 1NS

**EPC Rating: C**

Tenure: Freehold

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