



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.

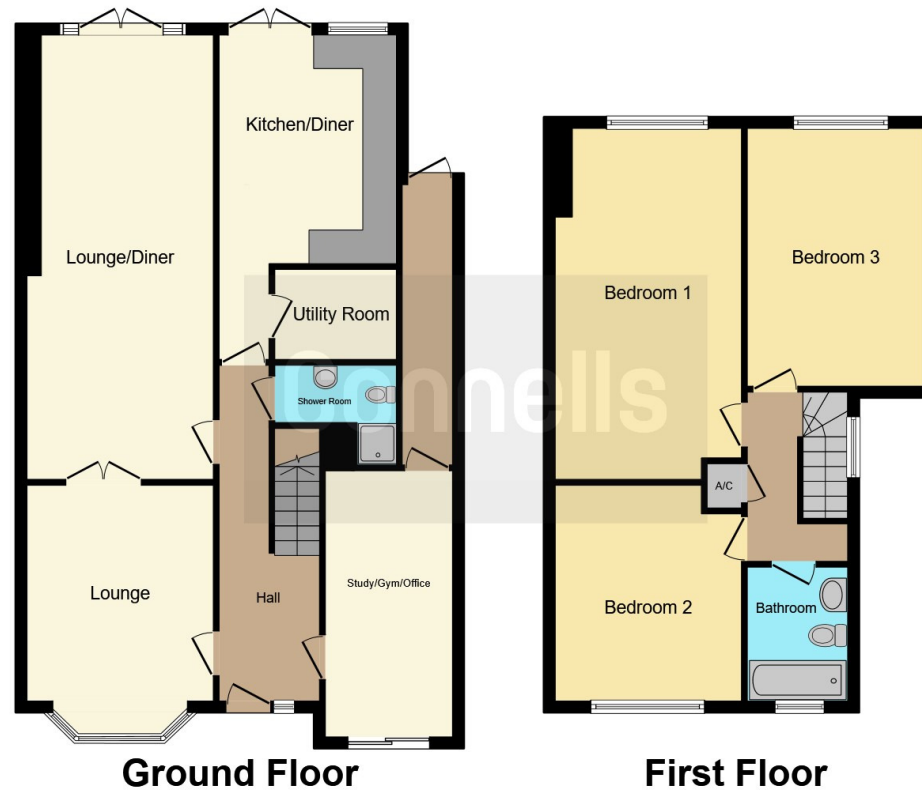
Outside

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.









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: C

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Tenure: Freehold



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