



**Connells**

Beverston Road  
Tipton



Beverston Road  
Tipton DY4 0DE

for sale offers in the region of  
**£360,000**



### Property Description

Connells Wolverhampton have the delight to bring to the market this deceptively large and spacious four bedroom detached family property in a popular cul-de-sac location. Benefiting from an abundance of internal and external space this property must be viewed in order to fully understand and appreciate.

The property comprises of an entrance porch, entrance hall, large entertainment style kitchen/ lounge diner with adjoining conservator. On the first floor there are four well presented bedrooms, master en-suite and a separate family bathroom.

Externally there is a garage, double length car port ,spacious driveway to front, large enclosed rear garden with a variety of outbuildings.

### Location And Area

This property benefits form superb transport links, it sits a short distance away from Dudley Port train station and a short distance from the new Metro Line currently under development. The property sits a stone's throw away from Great Bridge which has fantastic local shopping amenities such as super markets, shops, bars and restaurants. Parks and schools can be found nearby as well as public bus routes.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Stairs to first floor landing, door to kitchen/ lounge diner.

### Kitchen/ Lounge Diner

26' max x 26' max ( 7.92m max x 7.92m max )

Sliding door to conservatory, double glazed door to rear garden, range of stylish wall and base units, feature wood burner, tiled flooring, breakfast bar area with quartz worktops, integrated oven, hob and extractor, inset sink, space for various appliances.

### Conservatory

18' 6" x 10' 3" ( 5.64m x 3.12m )

Double glazed windows, door to rear garden, ceiling fan.



## First Floor Landing

Doors to various rooms.

## Bedroom One

15' 6" x 10' 3" ( 4.72m x 3.12m )

Double glazed window to front, radiator, door to landing, door to en-suite.

## En-Suite

Waterfall shower in cubicle, low flush toilet, wash hand basin, heated towel rail, vanity sink, double glazed window to front, door to bedroom one.

## Bedroom Two

10' 7" x 10' 2" ( 3.23m x 3.10m )

Double glazed window to rear, radiator, door to landing.

## Bedroom Three

10' 8" x 8' 5" ( 3.25m x 2.57m )

Double glazed window to rear, radiator,, fitted wardrobe, door to landing.

## Bedroom Four

13' x 8' 4" ( 3.96m x 2.54m )

Double glazed window to front, radiator, fitted wardrobe, door to landing.

## Family Bathroom

Double glazed window to rear, L-shaped panelled bath with waterfall mixer shower over, vanity sink, heated towel rail, low flush toilet, door to landing.

## Garage

Double doors to front, door to kitchen.

## Outside Front

Large block paved driveway with ample off road parking, panelled fencing, large side double length car port.

## Outside Rear

Large enclosed garden, mostly paved with a range of seating areas, mature plants, trees and shrubs, as well as a range of various outbuildings.















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](http://www.focalagent.com)

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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