



Tiverton Close Kingswinford DY6 8NZ

for sale offers over
£240,000



Property Description

Tiverton Close is accessed off Rangeways Road, Wordsley. There is a primary and secondary school very close by as well as handy convenience stores. Attractive playing fields and dog walking areas also nearby.

To The Front

To the front of the property is a block paved driveway providing off road parking and up and over door leading into the carport.

Entrance Hallway

Double glazed door to the front elevation, wood effect flooring and stairs to first floor, door to;

Lounge

15' 1" x 12' 11" (4.60m x 3.94m)
Double glazed window to the front elevation, fireplace and radiator.

Dining Kitchen

15' x 8' 1" (4.57m x 2.46m)
Double glazed window and french doors to the rear elevation, wall and base units, worksurface with sink/drainage, electric oven, gas hob and wood effect flooring.

Utility Room

Worksurface and space for washing machine.

Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 2" x 8' 11" (3.40m x 2.72m)
Double glazed window to the front elevation and radiator.

Bedroom Two

11' 5" x 8' 11" max narrowing to 7' min (3.48m x 2.72m max narrowing to 2.13m min)

Double glazed window to the rear elevation and radiator.

Bedroom Three

6' 3" x 6' (1.91m x 1.83m)
Double glazed window to the front elevation and radiator.

Bathroom

Double glazed window to the rear elevation and suite comprising; shower cubicle, wash hand basin, wc and radiator rail.

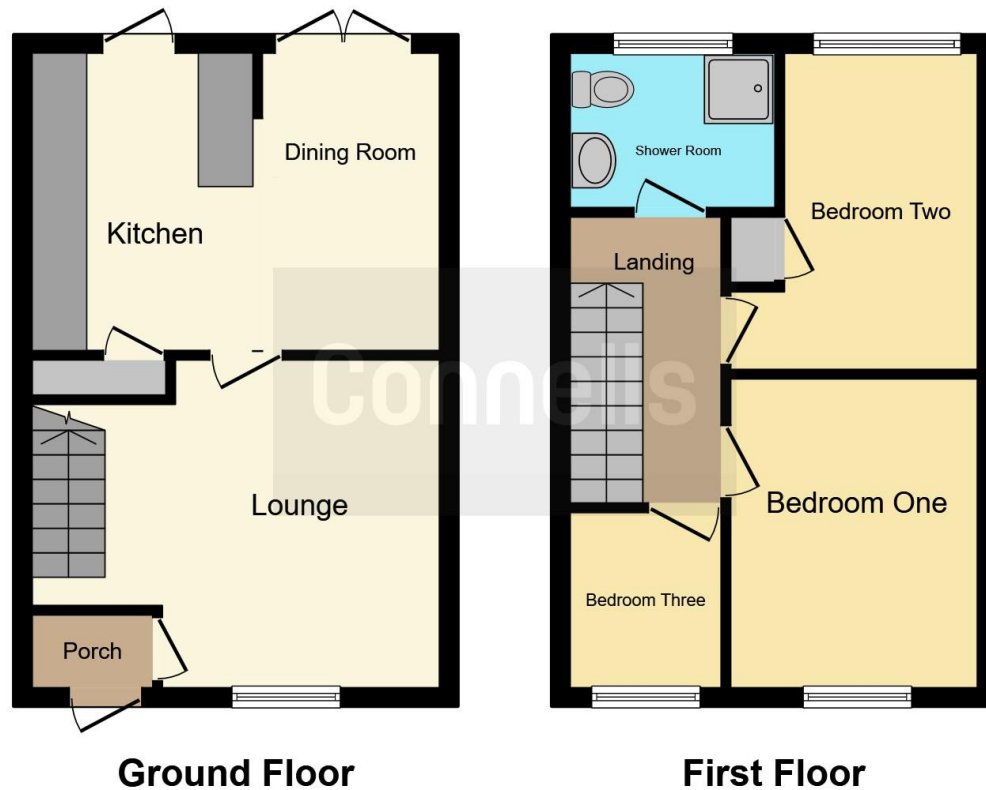
Rear Garden

Fully enclosed rear garden comprising of a paved patio with steps leading to the lawn.

Carport

Up and over door leads to the carport.





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

To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/SBR313133



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR313133 - 0004