



**Connells**

William Barrows Way  
Tipton



# William Barrows Way Tipton DY4 9EA

for sale offers over  
**£250,000**



## Property Description

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## Entrance Hallway

Double glazed door to front, radiator, laminate flooring, stairs to first floor landing and doors to:-

## Lounge

12' 9" x 12' ( 3.89m x 3.66m )  
Double glazed windows, radiator and under stairs storage cupboard.

## Kitchen Diner

12' 5" x 12' ( 3.78m x 3.66m )  
Double glazed windows and patio door, fitted with a range of wall and base units with work surfaces over, sink and drainer, electric oven, gas hob with cooker hood over, plumbing for domestic appliances, central heating boiler, radiator and laminate flooring.

## Ground Floor Wc

WC, wash hand basin, splash back tiling, radiator and extractor fan.

## First Floor Landing

Stairs to second floor landing, radiator and doors to:-

## Bedroom One

11' 2" x 12' 8" ( 3.40m x 3.86m )  
Double glazed window and radiator.

## Bedroom Two

11' x 12' 8" ( 3.35m x 3.86m )  
Two double glazed windows, radiator and patio doors.

## First Floor Shower Room

Double glazed window to front, radiator, shower cubicle, wash hand basin, WC extractor fan and part tiling.

## Second Floor Landing

Airing cupboard, loft access and doors to:-

## Bedroom Three

16' 1" x 12' 7" ( 4.90m x 3.84m )  
Double glazed windows, built in wardrobes and radiator.

## Bedroom Four

12' 7" x 10' ( 3.84m x 3.05m )

Two double glazed windows and radiator.

## Second Floor Shower Room

Double glazed window, shower cubicle, part tiling, radiator, WC, extractor fan and wash hand basin.

## Outside

Front:

Lawn area, various borders and shrubs and pathway.

Rear:

An enclosed garden with patio, astro turf and rear gated access.

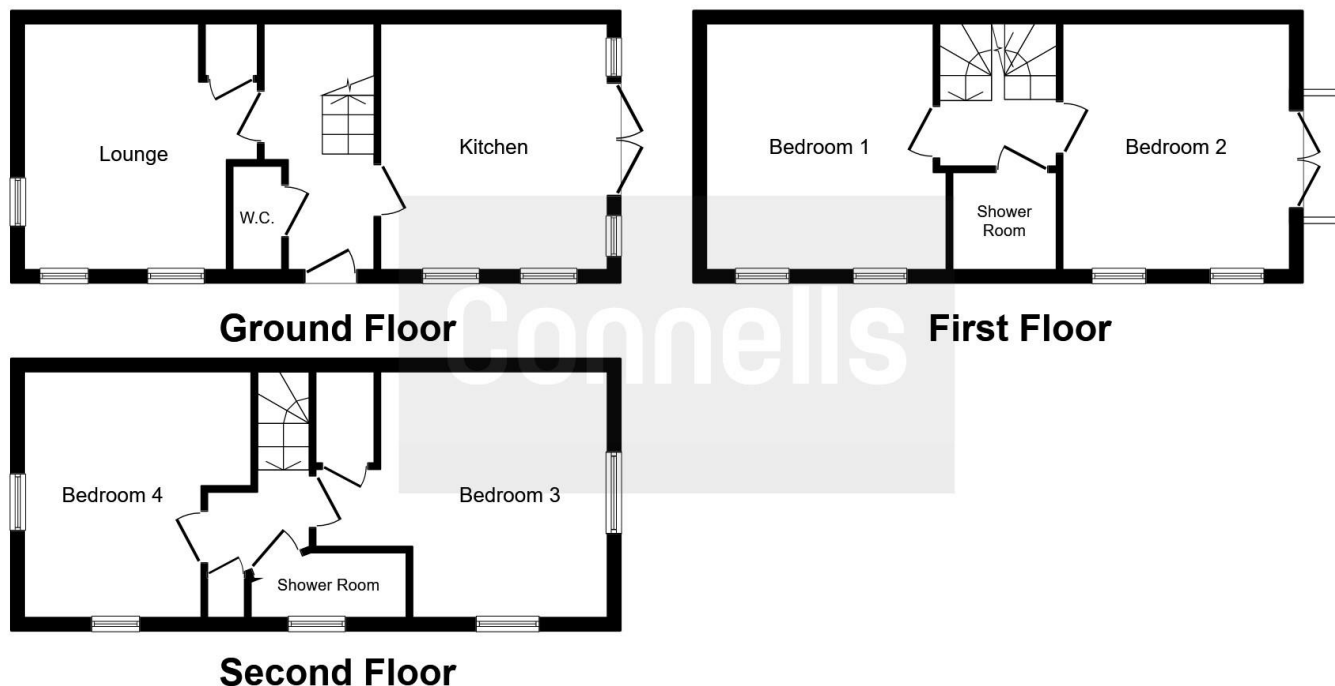
## Detached Garage

17' 2" x 8' 4" ( 5.23m x 2.54m )

Power, lighting, up and over doors, work surfaces, plumbing and tarmac driveway to front.







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).  
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**EPC Rating: B**

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Tenure: Freehold



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