



Connells

Horseley Road
Tipton



Property Description

Do you need help selling your property?
Do you need help finding the right mortgage?
Do you have a property to let?

Here at Connells Wednesbury we offer free advice on the house buying, selling and letting process. Contact us on 0121 556 2338 or Wednesbury@connells.co.uk

Storm Porch

Double glazed window and door, double glazed door into entrance hall.

Entrance Hall

Storage cupboard, radiator, solid wood flooring and doors to:-

Dining Room

11' 1" x 7' 1" (3.38m x 2.16m)
Double glazed window, radiator and two archways giving access to kitchen.

Breakfast Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, electric oven and hob, spotlights, radiator, central heating boiler, double glazed window and door leading to utility.

Utility/ Conservatory

Double glazed windows and door, work surfaces and space for domestic appliances.

Orangery

11' 11" x 13' 2" (3.63m x 4.01m)
Sky light, double glazed windows, patio door and radiator.

Master Bedroom

9' 10" x 11' 3" (3.00m x 3.43m)
Double glazed window, fitted wardrobes and loft access.

Lounge / Bedroom

11' 11" x 10' (3.63m x 3.05m)
Double glazed bay window, and radiator.

Bedroom

7' x 11' 9" (2.13m x 3.58m)
Double glazed bay window, radiator and solid wood flooring.

Shower Room

Shower cubicle, extractor fan, spotlights, radiator, WC and wash hand basin.

Outside

Front:
Newly tarmac driveway, borders, shrubs.

Rear garden:
A mature garden with various borders and shrubs, decking area, pergola, outdoor power and lighting, detached shed with power and lighting.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: D

view this property online connells.co.uk/Property/WED309955



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.

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