



Connells

Dawn Drive
Tipton



Property Description

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Property Specification

This property has been fully modernised throughout to a very high specification, with no expense spared.

Entrance Hallway

DG door to the front with stairs leading to first floor landing. Storage cupboard, radiator and hardwood flooring. Fully alarmed. Doors leading to:

Lounge

21' x 15' 3" (6.40m x 4.65m)

Very spacious lounge, with double glazed windows to the front. Radiator and featured log burner. Hardwood flooring and door leading to kitchen diner:

Kitchen Dining Room

24' 2" x 8' 5" (7.37m x 2.57m)

Large kitchen diner with double glazed window to the rear. Range of fitted wall and base units with work surfaces over. Fitted oven and hob with space for a fridge freezer. Sink drainer. Part tiling to the walls and hardwood flooring. Double glazed door leading to the rear garden and door leading to utility:

Utility

9' 5" x 6' (2.87m x 1.83m)

Range of wall and base units with work surfaces over. Hardwood flooring. Space for washing machine and tumble dryer. Door leading to downstairs shower room:

Shower Room

Double glazed window to the rear. WC, wash hand basin, shower cubicle, extractor fan, heated towel rail and tiling to the floor.

First Floor Landing

Larger than average landing, with double glazed window to the side, storage cupboard, loft hatch and carpeted. Doors leading to:

Bedroom One

Irregular Shaped Room 14' 3" x 8' 6" (4.34m x 2.59m)

Beautiful master bedroom, with double glazed window to the front, sky light, radiator and laminate flooring. Doors leading to dressing room:

Dressing Room

8' 2" x 8' 6" (2.49m x 2.59m)

Walk in closet with fitted wardrobes, spot lights and laminate flooring. Doors leading to en-suite:

En Suite

Larger than average en-suite, tiled floor to ceiling with double glazed window to the rear and heated towel rail. WC, wash hand basin, free standing bath and a separate shower cubicle.

Bedroom Two

11' 1" x 8' (3.38m x 2.44m)

Double glazed window to the front with radiator and laminate flooring.

Bedroom Three

8' 7" x 8' (2.62m x 2.44m)

Double glazed window to the rear, with radiator, built in wardrobes and laminate flooring.

Bedroom Four

9' 3" x 6' 1" (2.82m x 1.85m)

Double glazed window to the front with radiator, storage cupboard and laminate flooring.

Bathroom

Double glazed window to the rear, with heated towel rail and extractor fan. Compromising of WC, wash hand basin and bath with shower over head. Tiled floor to ceiling.

Outside

Front:

Large front garden with driveway. Part paved and part grass.

Rear:

Very good size rear garden. Part landscaped and part grass, with various bushes and conifers.





Ground Floor



First Floor



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: C

view this property online connells.co.uk/Property/WED310252

Tenure: Freehold



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