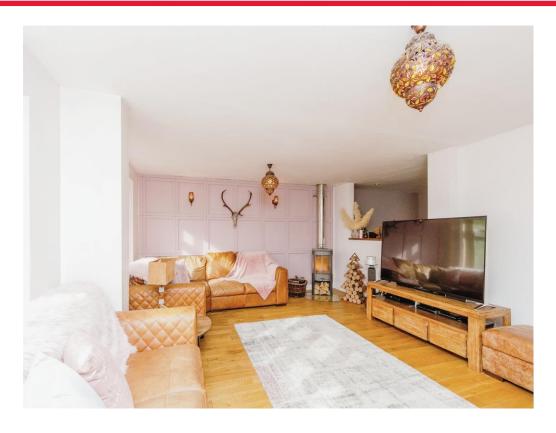


Connells

Dawn Drive 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?

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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.









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

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Tenure: Freehold





<sup>1.</sup> 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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**EPC Rating: C**