



Connells

**Bolton Rise
TIPTON**



Property Description

CONNELLS ESTATE AGENTS are pleased to offer for sale this immaculately presented Three Storey semi-detached property.

To the ground floor the property briefly comprises of an entrance hallway, spacious front lounge, access to the much desired guest WC and to the modern and fully fitted kitchen complete with plumbing for utility purposes and doors opening out to the rear garden.

To the first floor having two bedrooms, a shared family bathroom and stairs to the second floor comprising of the master bedrooms complete with en-suite shower and dressing room.

Externally benefiting from having an enclosed rear garden and off road parking is provided by a driveway to the front.

Entrance Hallway

Double glazed access door to front, stairs to first floor landing and door to:

Lounge

18' 4" max x 10' 2" max (5.59m max x 3.10m max)

Double glazed bay window to front, double glazed window to side, radiator and door to inner lobby.

Lobby

Door from lounge and giving access to WC and kitchen.

Ground Floor W.C

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

Kitchen

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven with gas hob and cooker hood over, plumbing for washing machine, integrated dishwasher and fridge freezer, radiator, ceiling spotlights and double doors leading to rear garden.

First Floor Landing

double glazed window to front, storage cupboard, stairs to second floor landing and doors to bedrooms two, three and the bathroom.

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)

Double glazed window to rear and radiator.

Bedroom Three

10' 10" max x 6' 7" max (3.30m max x 2.01m max)

Double glazed window to front and radiator.

Bathroom

Double glazed window to side, WC, wash hand basin, extractor fan, bath with shower over, radiator, part wall tiling and ceiling spotlights.

Second Floor Landing

Access to bedroom one.

Bedroom One

15' 5" max x 13' 5" max (4.70m max x 4.09m max)

Double glazed window to rear, two storage cupboards, loft access point, doors to dressing room and en suite.

En Suite

Double glazed window to side, was hand basin, WC, extractor fan, shower cubicle, radiator, part wall tiling and ceiling spotlights.

Dressing Room

13' 6" max x 7' 10" max (4.11m max x 2.39m max)

Double glazed window to rear and radiator.

Outside

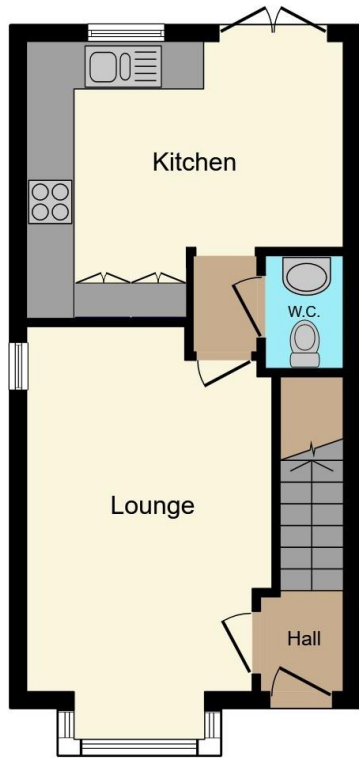
Front:

Brick paved driveway

Rear:

Decking, lawn and side access point.

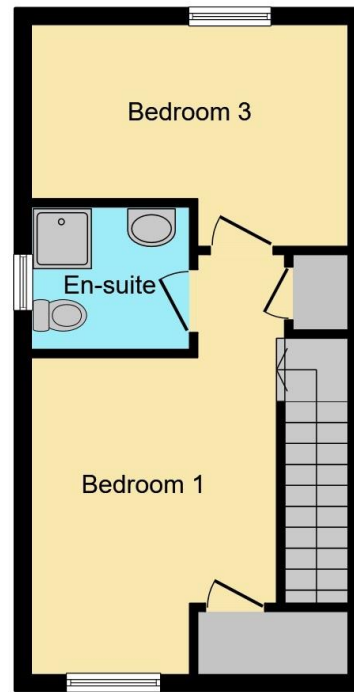




Ground Floor



First Floor



Second 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: B

view this property online connells.co.uk/Property/WED310362

Tenure: Freehold



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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.

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