



Connells

Addenbrook Way
Tipton



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this DETACHED family home located in Tipton.

To the Ground Floor the property briefly comprises of an entrance hallway for access to the spacious lounge, separate dining room, kitchen & guest WC. The lounge benefits from having double doors opening into the garden allowing an influx of natural light in to the room. The kitchen comes fitted with modern units, plumbing for appliances and access to the greatly desired separate utility.

To the First Floor boasting FOUR BEDROOMS with master en-suite and family bathroom.

Externally benefiting from having a large tarmac driveway suitable for multiple vehicles, a garage with electric roller door and an enclosed rear garden.

Entrance Porch

Double glazed front door and further door into:-

Entrance Hallway

Stairs to first floor landing, doors to reception room, living room, kitchen and WC.

W.C

Double glazed window to front, WC, vanity wash hand basin, splash back tiling and radiator.

Reception Room

10' 7" x 11' 5" into bay (3.23m x 3.48m into bay)
Double glazed bay window to front and radiator.

Living Room

13' 1" max x 18' 7" max (3.99m max x 5.66m max)
Double glazed French doors to rear garden with windows either side, two radiators and fireplace.

Kitchen

10' 5" max x 13' 1" max (3.17m max x 3.99m max)
Double glazed window to rear, fitted with a range of wall and base units with solid wood work surfaces over, sink drainer, splash back tiling, space for appliances, cooker hood, plumbing for dishwasher, tiled flooring, ceiling spotlights, access to utility room and door to pantry.

Utility Room

4' 2" x 4' 6" (1.27m x 1.37m)
Double glazed window to side, double glazed door to side leading to rear garden, base units with work surfaces over, sink drainer, splash back tiling, plumbing for washing machine, tiled flooring and door to garage.

First Floor Landing

Airing cupboard, loft access point, doors to bedrooms and bathroom.

Bedroom One

Irregular Shaped Room 11' 1" max x 12' 1" max (3.38m max x 3.68m)
Two double glazed windows to front, further double glazed window to side, fitted wardrobes, radiator and door to en suite.

En Suite

Double glazed window to front, shower cubicle, vanity wash hand basin, WC, radiator, walls and floor tiling.

Bedroom Two

9' 8" x 9' 8" to wardrobe (2.95m x 2.95m to wardrobe)

Double glazed window to side, fitted wardrobes and radiator.

Bedroom Three

7' 5" x 8' 4" to wardrobe (2.26m x 2.54m to wardrobe)

Double glazed window to front, fitted wardrobes and radiator.

Bedroom Four

7' 3" x 8' 1" to wardrobe (2.21m x 2.46m to wardrobe)

Double glazed window to rear, fitted wardrobes and radiator.

Bathroom

Double glazed window to rear, bath, wash hand basin, WC, radiator, full wall and floor tiling.

Outside

Front:
Large tarmac driveway.

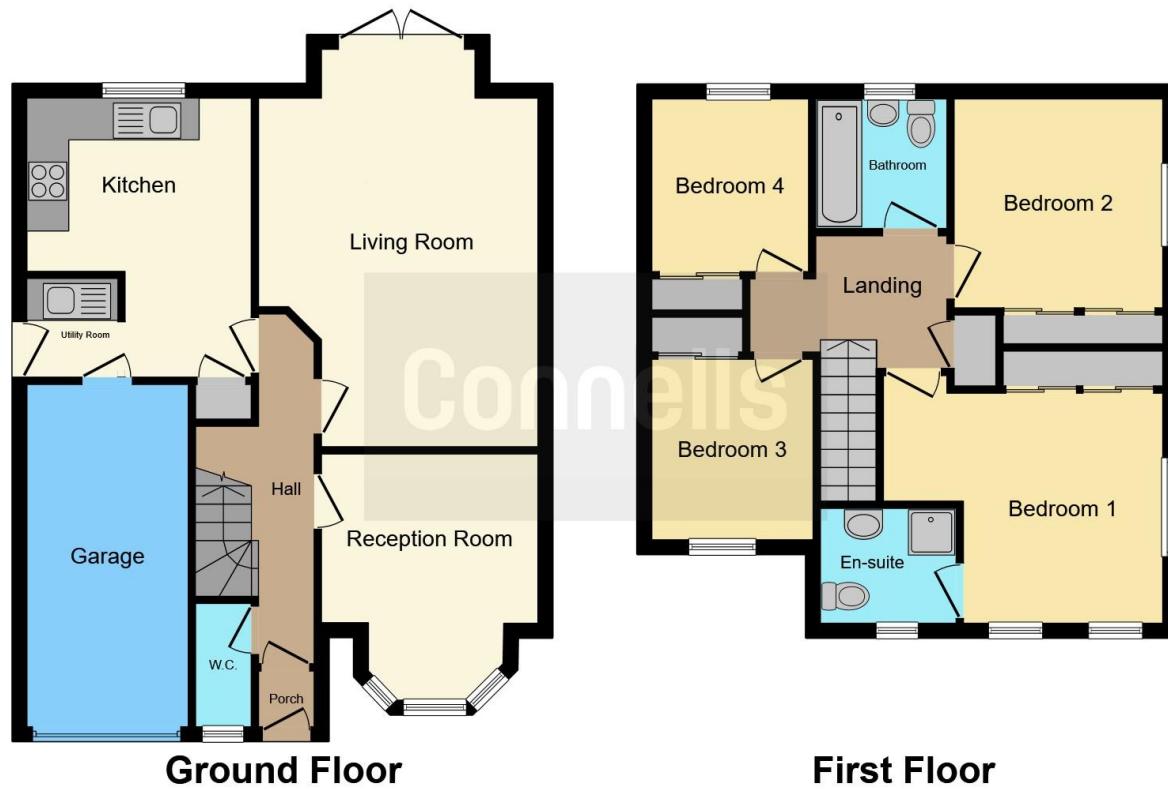
Rear:
Brick paved patio, lawn, borders and side access.

Garage

7' 5" x 16' 1" (2.26m x 4.90m)

Electric roller door, power and lighting.





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). Powered by www.focalagent.com

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/WED310482

Tenure: Freehold



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