



**Connells**

Groveland Road  
Tipton



### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom first floor flat in Tipton.

The property briefly comprises of a communal entrance door taking you through to the communal hallway with stairs leading to the apartment. The apartments front entrance door takes you through to the hallway with telecom to the main communal entrance, from here is access to the lounge with Juliet balcony, kitchen with plumbing for appliances and two good sized bedrooms.

Externally, the property benefits from having an allocated parking space.

### Entry

Communal entrance door leading to hallway.

### Entrance Hallway

Door to front, storage cupboard, telecom entry system and doors to all rooms.

### Living Room

18' 8" x 16' 3" ( 5.69m x 4.95m )  
Double glazed French doors leading to Juliet balcony to rear, and radiator.

### Kitchen

10' 11" x 6' 10" ( 3.33m x 2.08m )  
Double glazed window to side, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, built in electric oven, gas hob with cooker hood over, plumbing for washing machine and radiator.

### Bedroom One

12' 7" x 8' 9" ( 3.84m x 2.67m )  
Double glazed window to front and radiator.

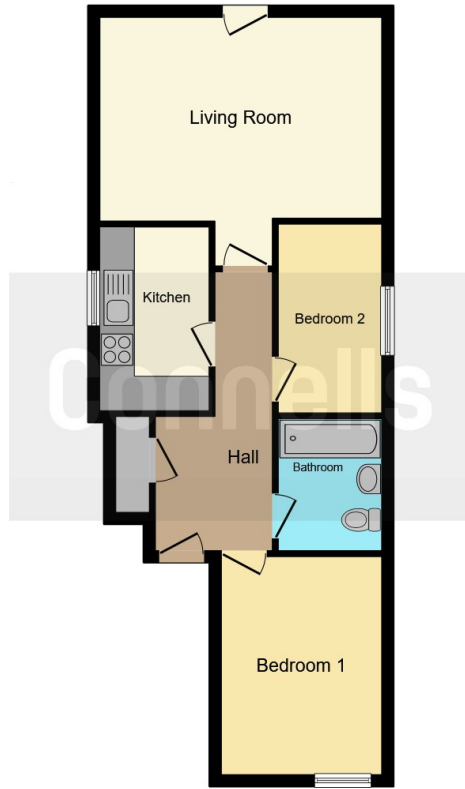
### Bedroom Two

10' 6" x 5' 11" ( 3.20m x 1.80m )  
Double glazed window to side and radiator.

### Bathroom

Bath with shower over, wash hand basin, WC, extractor fan, radiator, part tiled walls and tiled flooring.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED310602](http://connells.co.uk/Property/WED310602)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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