



Connells

Highfield Road
TIPTON



Property Description

Connells Estate Agents are pleased to market for sale this three bedroom semi detached sitting on a corner plot in Tipton.

To the ground floor, the property briefly comprises of an entrance hallway taking you through to the spacious lounge, from is the fully fitted kitchen with modern units and space for appliances. From the kitchen is the modern bathroom complete with bath with shower over.

To the first floor are three good sized bedrooms.

The property sits in a great location, providing easy access to local schools, shops, amenities and transport links.

Entrance Hallway

Double glazed access door to front, radiator, stairs to first floor and door to lounge.

Lounge

13' 7" into bay x 13' 4" (4.14m into bay x 4.06m)

Double glazed bay window to front, radiator and door giving access to the kitchen.

Kitchen

11' 8" x 8' 1" (3.56m x 2.46m)

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, asterite sink, splash back tiling, electric oven, gas hob with cooker hood over, space for fridge freezer, plumbing for washing machine, under stairs storage cupboard, tiled flooring, double glazed door to rear garden and door to bathroom.

Bathroom

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

First Floor Landing

Double glazed window to side, loft access point and doors to the bedrooms.

Bedroom One

17' 6" max x 10' 4" max (5.33m max x 3.15m max)

Two double glazed windows to front and radiator.

Bedroom Two

8' 2" x 11' 4" (2.49m x 3.45m)

Double glazed window to rear and radiator.

Bedroom Three

8' 2" max x 8' 1" max (2.49m max x 2.46m max)

Double glazed window to rear and radiator.

Outside

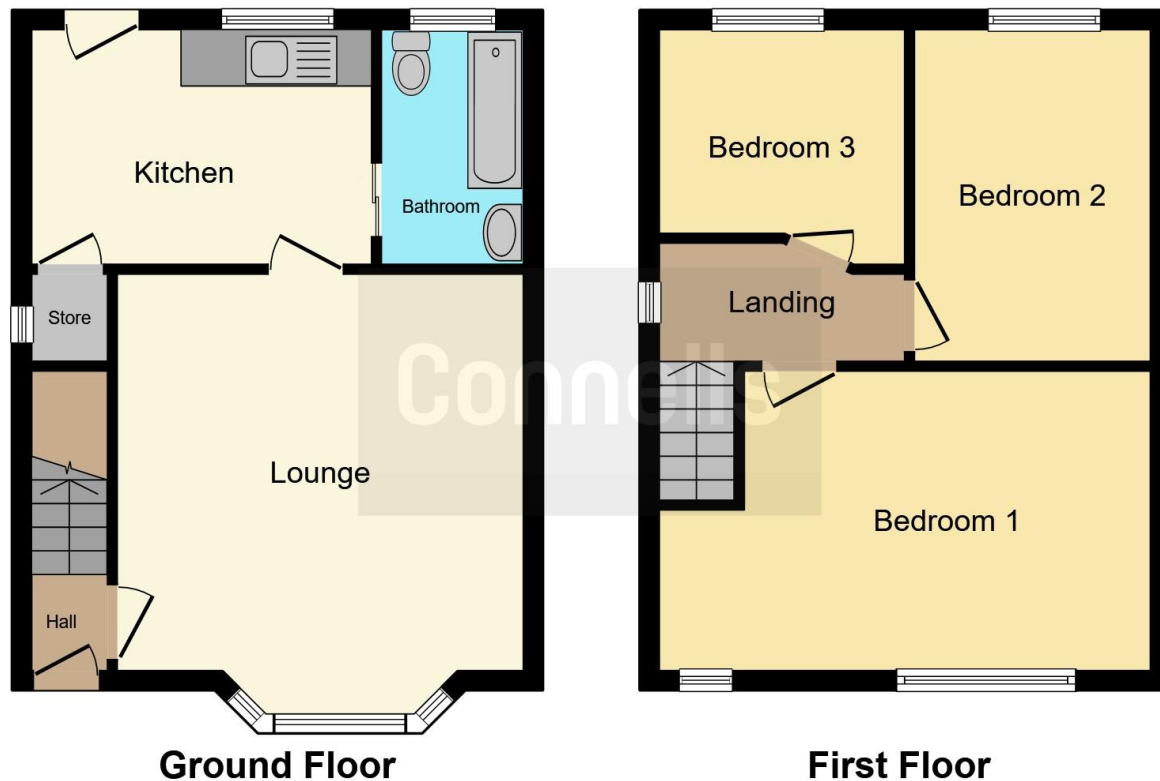
Front:

Corner plot with lawn and driveway.

Rear:

Decking, lawn area and side access.





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: D

view this property online connells.co.uk/Property/WED310563

Tenure: Freehold



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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED310563 - 0003