



**Connells**

Graham Close  
Tipton



### Property Description

Connells Estate Agents in Wednesbury are excited to market for sale this three bedroom semi detached property in Tipton, sitting on a desirable estate and offered with no upward chain.

To the ground floor, the property briefly comprises of an entrance hallway taking you through to the through lounge with double glazed doors leading to the garden. From the hallway is also access to the fitted kitchen with plumbing for utilities and space for other appliances, then on to the separate dining area and third reception room.

To the first floor are three good sized bedrooms and a family bathroom.

Externally the property benefits from having a driveway for off road parking and a private rear garden.

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

### Entrance Porch

Double glazed access door to front and door to hallway.

### Entrance Hall

Stairs to first floor landing, doors to lounge and kitchen.

### Lounge

11' 8" max x 23' 9" max ( 3.56m max x 7.24m max )  
Double glazed window to front, double glazed French doors to rear garden and two radiators.

### Kitchen

5' 9" x 13' 7" ( 1.75m x 4.14m )  
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven, gas hob with cooker hood over, plumbing for washing machine, space for appliances, under stairs storage cupboard, tiled flooring, ceiling spotlights and door to dining room.

### Dining Room

8' 2" x 10' 7" ( 2.49m x 3.23m )  
Double glazed window to rear, double glazed doors giving access to rear garden, radiator and door to further reception room.

### Third Reception Room

8' 2" x 10' 7" ( 2.49m x 3.23m )  
Double glazed window to front and radiator.

### First Floor Landing

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

### Bedroom One

11' 1" max x 13' 7" max ( 3.38m max x 4.14m max )  
Double glazed window to front and radiator.

### Bedroom Two

11' 2" x 10' 1" ( 3.40m x 3.07m )  
Double glazed window to rear and radiator.

### **Bedroom Three**

7' 7" max x 9' 4" max ( 2.31m max x 2.84m max )

Double glazed window to front and radiator.

### **Bathroom**

Double glazed window to rear, shower cubicle, vanity wash hand basin, WC, bidet and part tiled walls.

### **Outside**

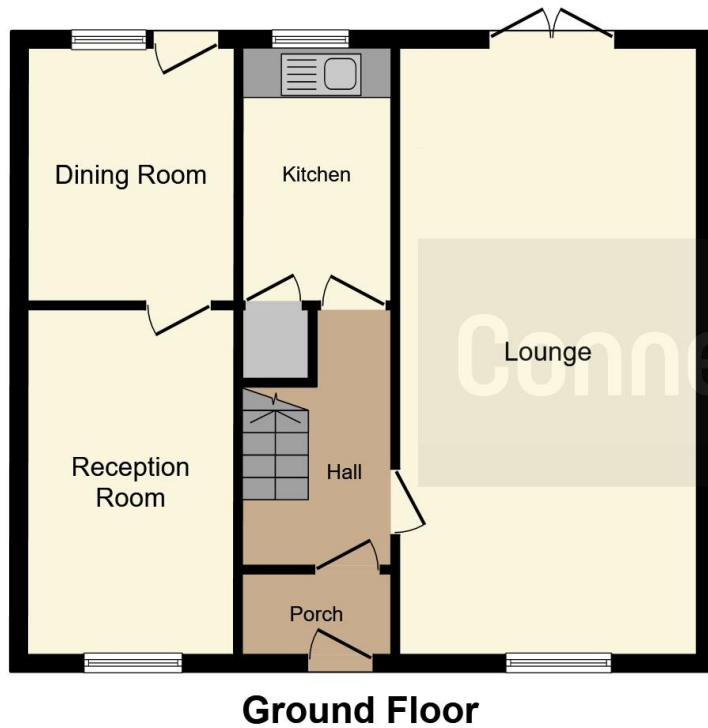
Front:

Brick paved driveway and lawn

Rear:

Paved patio, lawn, shrubs and bushes.





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)

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**EPC Rating: D**

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Tenure: Freehold



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