



Connells

Bolton Rise
TIPTON



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom semi detached property in Tipton.

To the ground floor, the property briefly comprises of an entrance hallway giving access to the lounge and having stairs leading to the first floor. Having bay windows to the front, the lounge is a bright and airy space and gives access to the modern kitchen/diner. The fully fitted kitchen comes complete with high gloss units, integrated appliances and space for dining, double glazed french doors to the rear give access to the garden.

To the first floor are two good sized bedrooms with storage cupboards and a family bathroom.

Externally the property benefits from having allocated parking and a private rear garden.

Entrance Hall

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

Lounge

9' 8" max x 13' 4" max (2.95m max x 4.06m max)

Double glazed windows to front, radiator and door through to kitchen.

Kitchen

13' 7" max x 11' 8" max (4.14m max x 3.56m max)

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, electric oven, gas hob with cooker hood over, integrated appliances include washing machine and an integrated fridge freezer, space for dining, radiator, ceiling spotlights, under stair storage cupboard, door to WC and double glazed French doors to rear garden.

W.C

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

First Floor Landing

Doors to bedroom and bathroom.

Bedroom One

13' 7" max x 10' 8" max (4.14m max x 3.25m max)

Double glazed window to rear, built in wardrobe and radiator.

Bedroom Two

13' 7" max x 8' 8" max (4.14m max x 2.64m max)

Two double glazed windows to front, storage cupboard and radiator.

Bathroom

Double glazed window to side, bath with shower over, wash hand basin, WC, extractor fan, radiator and part tiled walls.

Outside

Front:

Allocated parking and pathway to front door.

Rear:

Block paved patio, lawn 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: B

view this property online connells.co.uk/Property/WED310635

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: WED310635 - 0003