



Connells

Ruth Close
TIPTON



Property Description

Connells Estate Agents in Wednesbury are pleased to bring to the market this three bedroom semi detached property sitting in a cul de sac on a popular estate in Tipton, offered with no upward chain!

To the ground floor the property briefly comprises of an entrance taking you in to the entrance hallway with stairs to the first floor and door to the lounge. To the rear of the property is the fitted kitchen, the utility room with plumbing for utilities, the much desired downstairs WC, garage and access to the rear garden.

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 providing easy access to local schools, shops, transport links and other amenities.

Entrance Porch

Double glazed entrance doors to front, double glazed window to side and door to entrance hallway.

Entrance Hallway

Radiator, stairs to first floor landing and door to lounge.

Lounge

13' 8" max x 9' 11" max (4.17m max x 3.02m max)
Double glazed window to front, radiator and door to kitchen.

Kitchen

7' 7" x 13' 3" (2.31m x 4.04m)
Two double glazed windows to rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, splash back tiling, electric oven and hob with cooker hood over, plumbing for washing machine, radiator, space for appliances, under stairs storage cupboard, tiled flooring and door to utility.

Utility

Double glazed window to rear, fitted with wall and base units with work surfaces over, tumble dryer vent, doors to WC, garage and double glazed door to rear garden.

W.C

W.C and tiled flooring.

First Floor Landing

Loft access point, doors to bedrooms and bathroom.

Bedroom One

12' 4" max x 13' 5" max (3.76m max x 4.09m max)
Two double glazed windows to front, ceiling spotlights, built in wardrobes and radiator.

Bedroom Two

15' 10" x 7' 1" (4.83m x 2.16m)
Double glazed windows to front and rear and radiator.

Bedroom Three

9' 1" x 7' (2.77m x 2.13m)

Double glazed window to rear and radiator.

Shower Room

Double glazed window to rear, shower cubicle, heated towel rail, wash hand basin, WC and full wall tiling.

Outside

Front:

Tarmac driveway and access to garage.

Rear:

Patio and lawn.

Garage

7' 8" x 15' 9" (2.34m x 4.80m)

Power, lighting, electric roller door and door into utility room.

Agents Note

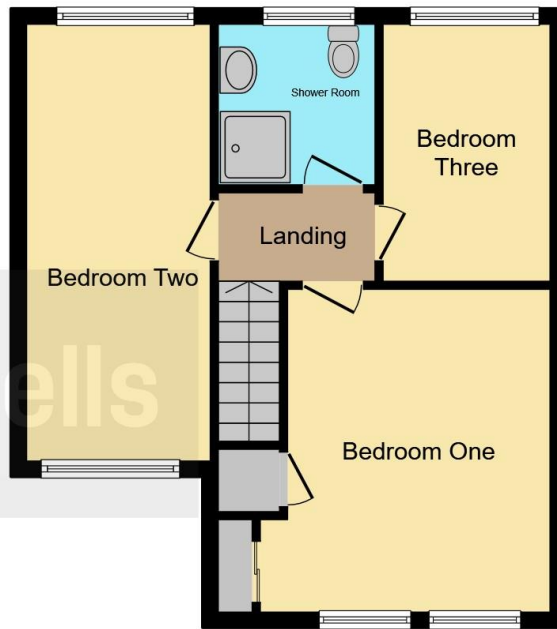
There are owned solar panels fitted to the property and an electric vehicle charging point in the garage.

Confirmation of details will need to be carried out via solicitors.





Ground Floor



First Floor



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

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EPC Rating: B

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Tenure: Freehold



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