



**Connells**

Wooding Crescent  
Tipton





### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached property sitting in a popular estate in Tipton.

The ground floor the property briefly comprises of an entrance porch leading you in to the lounge, from here are stairs to the first floor and access to the dining area. From the dining area is access to the modern kitchen with plumbing for appliances and door leading to the rear garden. The conservatory, which is also accessed from the dining room has french doors leading out to the rear garden, making the downstairs of this property flow perfectly.

To the first floor are three bedroom and a family bathroom having a bath with shower over.

Externally the property benefits from having a driveway providing 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 entrance door to front, double glazed window to side and door to lounge.

### Lounge

11' 2" x 15' 9" ( 3.40m x 4.80m )  
Double glazed window to front, radiator, wall light points, stairs to first floor landing and open access to dining room.

### Dining Room

9' 7" x 9' 4" ( 2.92m x 2.84m )  
Door to kitchen, radiator and double glazed patio doors leading to the conservatory.

### Kitchen

7' 4" x 9' 4" ( 2.24m x 2.84m )  
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, under stairs storage cupboard and double glazed door to side leading to the garden.

### Conservatory

9' 3" x 11' 3" ( 2.82m x 3.43m )  
Tiled flooring and double glazed French doors to rear garden.

### First Floor Landing

Double glazed window to side, airing cupboard, loft access point, doors to bedrooms and bathroom.

### Bedroom One

9' 9" x 10' 2" ( 2.97m x 3.10m )  
Double glazed window to rear, radiator and storage cupboard.

### Bedroom Two

8' 5" x 13' 1" ( 2.57m x 3.99m )  
Double glazed window to front, radiator and built in wardrobes.

### Bedroom Three

8' 4" x 8' 5" ( 2.54m x 2.57m )  
Double glazed window to front and radiator.

### Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, WC, radiator, wall tiling and vinyl flooring.

## Outside

### Front:

Brick paved driveway and access to garage

### Rear:

Block paved patio areas, lawn and side access.

## Garage

6' 1" x 12' 1" ( 1.85m x 3.68m )

Up and over door, power and lighting.

## Agents Note

There are owned solar pannels installed at the property. Details to be confirmed via solicitors once sale agreed.







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: C**

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Tenure: Freehold



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