



Connells

Dudley Road West
Tipton



Property Description

Connells Estate Agents are delighted to present for sale this ONE BEDROOM MAISONETTE. Set in a POPULAR MODERN ESTATE, close to local amenities and good transport links, this property is an ideal first purchase or investment purchase.

Set back from the road with both allocated and visitor parking, this property benefits from its own private front door, outside storage cupboard and allocated parking. The main front door opens into a hall area, leading into the good size lounge, with a convenient under stairs storage cupboard. A feature archway leads from here to the modern breakfast kitchen, fitted with a range of wall and base units, including an electric over, four ring hob and space for other appliances. Accessed from the inner lobby, there is another useful storage cupboard, a double bedroom, and bathroom, fitted with a WC, sink and shower unit.

Lounge

13' 2" MAX x 15' 5" MAX (4.01m MAX x 4.70m MAX)

Spacious lounge with double glazed window to the front, electric heater and large storage cupboards. Leading to kitchen, and doors leading to bedroom and bathroom.

Kitchen

14' 3" MAX x 6' 9" MAX (4.34m MAX x 2.06m MAX)

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, splash back tiling, fitted electric oven and hob, electric radiator, plumbing for washing machine and space for fridge freezer.

Bedroom

9' 9" x 10' 9" (2.97m x 3.28m)

Double glazed window to the rear and electric radiator.

Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

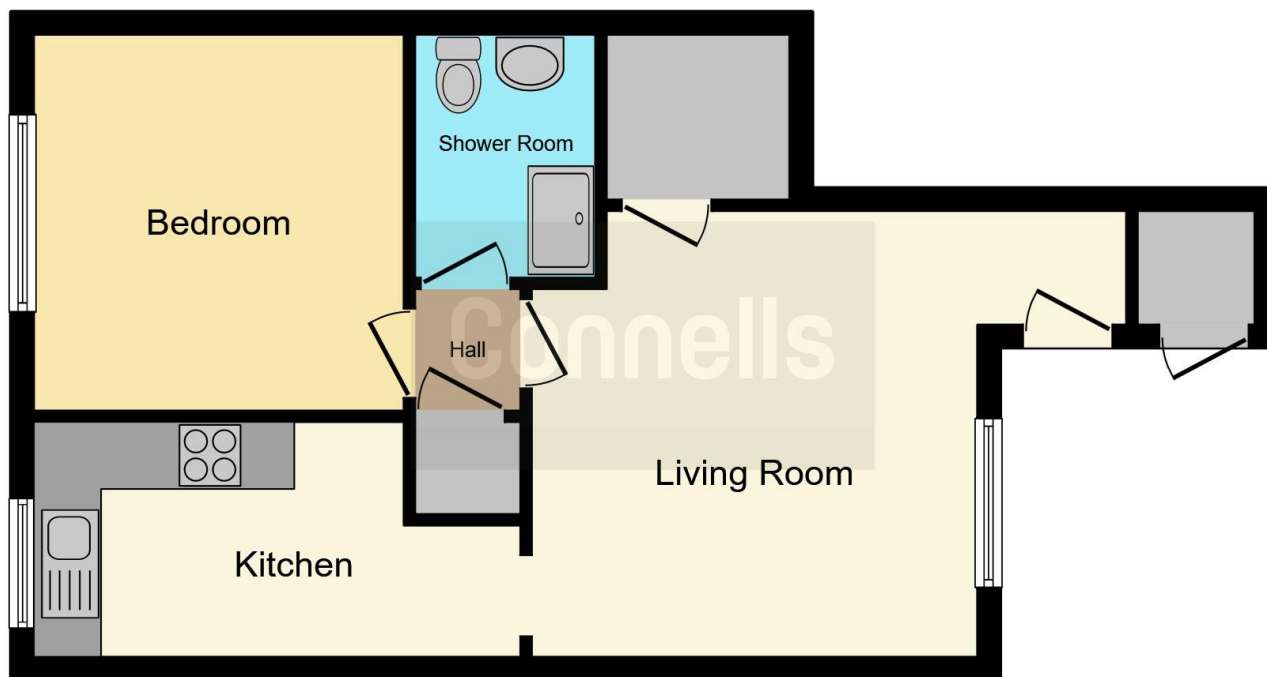
WC, wash hand basin, shower unit, electric radiator and part tiled walls.

Outside Storage

3' 3" x 3' 3" (0.99m x 0.99m)

Allocated Parking





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: D

view this property online connells.co.uk/Property/WED310785

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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