



Connells
connells.co.uk 0121 556 2338
FOR SALE

Connells

Pear Tree Avenue
Tipton



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom property in Tipton, offered with no upward chain.

To the ground floor the property briefly comprises of an entrance hallway with stairs to the first floor and door to the lounge, from here is access to the second reception room and then on to the newly fitted modern kitchen with space for appliances and plumbing for utility purposes. A door from the kitchen gives access to the rear garden and much desired downstairs WC.

To the first floor are three newly decorated bedrooms and a family bathroom.

Externally the property benefits from sitting on a large plot, with a large rear garden having side access to the front and a front driveway providing off road parking.

Porch

Double glazed entrance door, double glazed windows to front and sides plus further door into:-

Entrance Hall

Stairs to first floor landing, radiator and door into:-

Lounge

13' 4" max x 13' 4" max (4.06m max x 4.06m max)
Double glazed window to front, radiator and door to:-

Dining Room

13' 5" x 8' 2" (4.09m x 2.49m)
Radiator, door to kitchen and further door leading to the under stairs storage area with the central heating boiler and door to:-

W.C

Double glazed window to rear, WC, wash hand basin, radiator and tiled walls.

Kitchen

5' 7" x 13' 1" (1.70m x 3.99m)
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling and access to rear hall.

Rear Hall

Double glazed window to rear and door giving access to rear garden.

First Floor Landing

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

Bedroom One

13' 5" x 9' 10" (4.09m x 3.00m)
Double glazed window to front and radiator.

Bedroom Two

8' 2" x 10' 10" (2.49m x 3.30m)
Double glazed window to rear and radiator.

Bedroom Three

6' 10" max x 10' 6" max (2.08m max x 3.20m max)
Double glazed window to front and radiator.

Shower Room

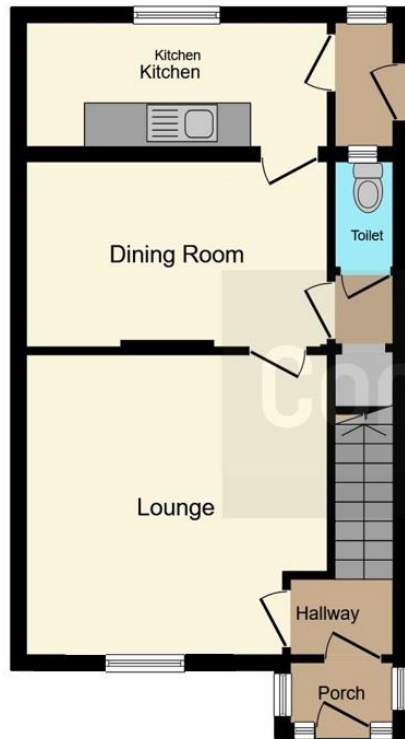
Double glazed window to rear, shower cubicle with overhead and detachable shower heads, wash hand basin, WC, extractor fan and heated towel rail.

Outside

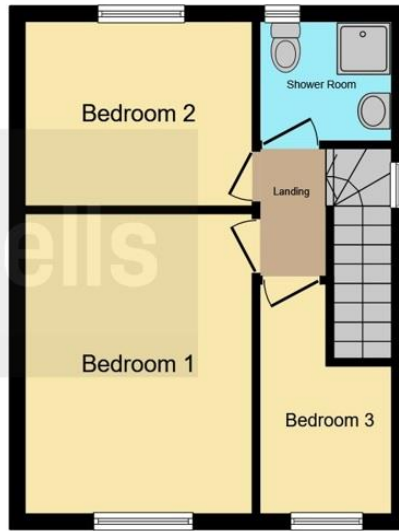
Front:
Slab paved driveway

Rear:
Slab patio areas, lawns, raised plant beds,
three storage sheds and side access to front.





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: D

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Tenure: Freehold



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