



**Connells**  
connells.co.uk 0121 556 2338  
**FOR SALE**



### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached property on the desirable 'Wednesbury Oak Estate' in Tipton.

To the ground floor the property briefly comprises of an entrance porch taking you through to the hallway, giving access to the spacious lounge, stairs floor and the fully fitted kitchen with space for dining, plumbing for appliances and french doors opening out to the rear garden.

To the first floor, the property benefits from having three bedrooms and a family bathroom.

Externally the property has a good sized brick paved driveway and a well looked after rear garden with side access to the front of the property.

The property sits in a great location to provide easy access to transport links, local schools, shops and other amenities.

### Entrance Porch

Double glazed entrance door to front and further door into:-

### Entrance Hall

Stairs to first floor landing, under stairs storage cupboard, radiator, doors to lounge and kitchen.

### Lounge

15' 1" into bay x 10' 11" into recess ( 4.60m into bay x 3.33m into recess )  
Double glazed bay window to front, gas fire and radiator.

### Kitchen

10' 11" x 17' 3" ( 3.33m x 5.26m )  
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, cooker hood, plumbing for washing machine and dishwasher, radiator, space for appliances, double glazed French doors to rear and further double glazed door to side leading to the rear garden.

### First Floor Landing

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

### Bedroom One

13' 3" max x 11' 1" max ( 4.04m max x 3.38m max )  
Double glazed bay window to front and radiator.

### Bedroom Two

10' 2" x 10' 2" ( 3.10m x 3.10m )  
Double glazed window to rear and radiator.

### Bedroom Three

6' 4" x 6' 1" ( 1.93m x 1.85m )  
Double glazed window to front and radiator.

### Bathroom

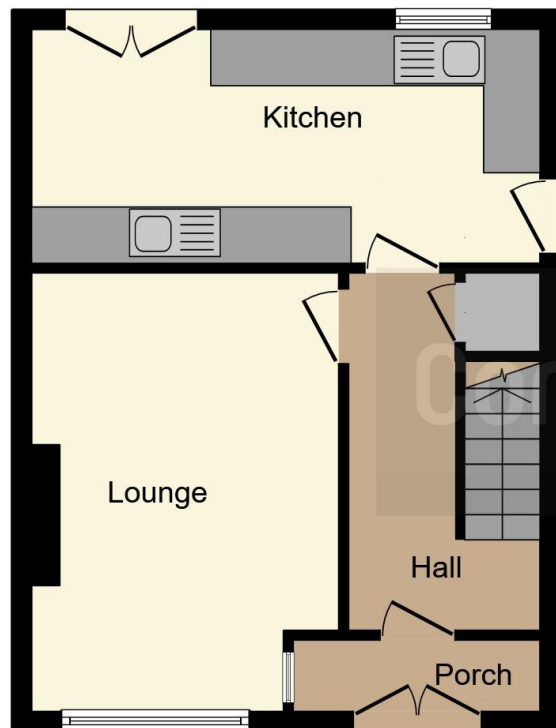
Double glazed window to rear, wash hand basin, WC, bath with shower over, part tiled walls and radiator.

## Outside

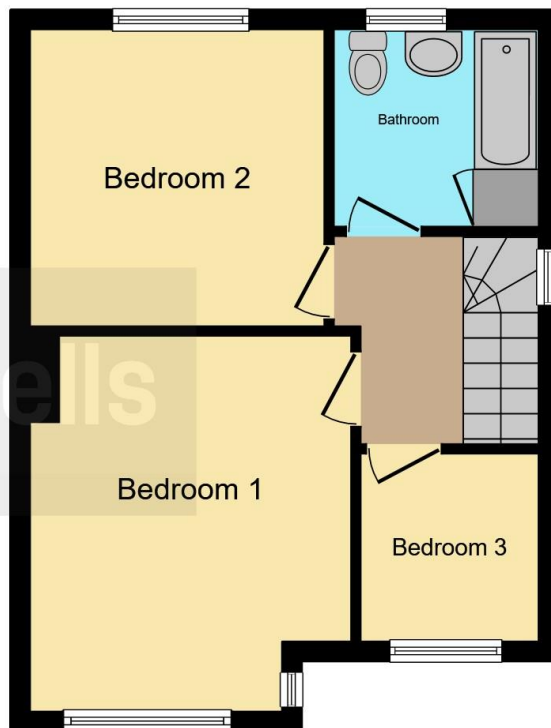
Front:  
Brick paved driveway

Rear:  
Patio, lawn, storage shed 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED310727](http://connells.co.uk/Property/WED310727)**



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.

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