



**Connells**

Jonah Drive  
Tipton



### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom three storey semi detached property in Tipton.

To the ground floor the property briefly comprises of an entrance hallway with doors leading to the kitchen, WC and the lounge, stairs from the hallway lead to the first floor landing having doors to bedrooms two and three and to the family bathroom. Then on to the top floor with the master suite, being a large bedroom with an ensuite.

Externally the property benefits from having a private rear garden, garage and parking.

### Entrance Hallway

Double glazed entry door to front, double glazed window to side, radiator, doors to kitchen, WC and lounge.

### Kitchen

8' 3" max x 9' 7" max ( 2.51m max x 2.92m max )

Double glazed window to front, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, double electric oven, gas hob, cooker hood, plumbing for washing machine and dishwasher and tiled floor.

### W.C

Wash hand basin, WC, radiator, tiled floor and splash backs.

### Lounge

13' 5" max x 16' 3" max ( 4.09m max x 4.95m max )

Double glazed patio doors to rear garden, two radiators and storage cupboard.

### First Floor Landing

Stairs to second floor, doors to bedrooms two and three plus door to bathroom.

### Bedroom Two

13' 5" max x 10' 8" max ( 4.09m max x 3.25m max )

Two double glazed windows to front and radiator.

### Bedroom Three

12' 9" max x 10' 8" max ( 3.89m max x 3.25m max )

Double glazed window to rear.

### Bathroom

Bath, wash hand basin, WC, radiator, part wall and full floor tiling.

### Second Floor Landing

Double glazed window to side and door to master bedroom.

### Master Bedroom

Irregular Shaped Room x ( x )  
Two double glazed windows to front, a further one to the rear, two radiators, loft access and door to en suite.

### En Suite

Double glazed window to rear, shower cubicle, wash hand basin, WC, shaver point, radiator, part tiled walls and full tiled flooring.

## Outside

### Front:

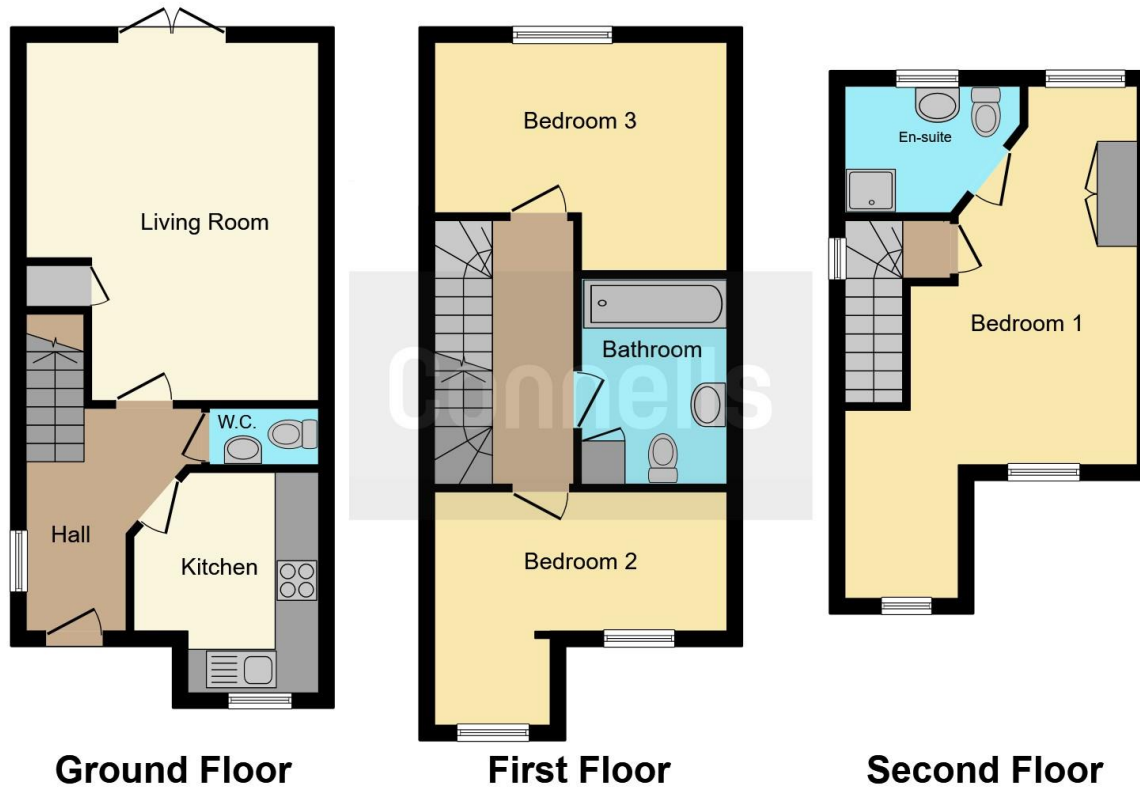
Pathway to front door, borders containing mature shrubs and bushes.

### Rear:

Decking, lawn and side access to the front of the property.

Parking area to rear of property providing access to single garage and 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED310896](http://connells.co.uk/Property/WED310896)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED310896 - 0004