



Connells

Lara Grove
TIPTON



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom property in Tipton sitting in a cul de sac.

To the ground floor the property briefly comprises of an entrance hallway giving access to the fully fitted kitchen with plumbing for utility purposes and space for other appliances. To the rear of the property is the spacious lounge with double glazed patio doors leading out to the rear garden.

To the first floor are two good sized bedrooms with storage and a modern fitted bathroom.

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

Porch

Double glazed door to front, double glazed windows and door into entrance hallway

Entrance Hallway

Doors to kitchen and lounge.

Kitchen

10' 2" x 10' 8" (3.10m x 3.25m)
Double glazed window to front, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven and hob with cooker hood over, plumbing for washing machine, space for fridge freezer and tiled flooring.

Lounge

13' 7" x 12' 2" (4.14m x 3.71m)
Double glazed window to rear, double glazed patio doors to rear, radiator and stairs to first floor landing

First Floor Landing

Airing cupboard, doors to bedrooms and bathroom.

Bedroom One

13' 7" x 9' 2" (4.14m x 2.79m)
Double glazed window to rear and radiator.

Bedroom Two

7' 6" x 10' 9" (2.29m x 3.28m)
Double glazed window to front and radiator.

Bathroom

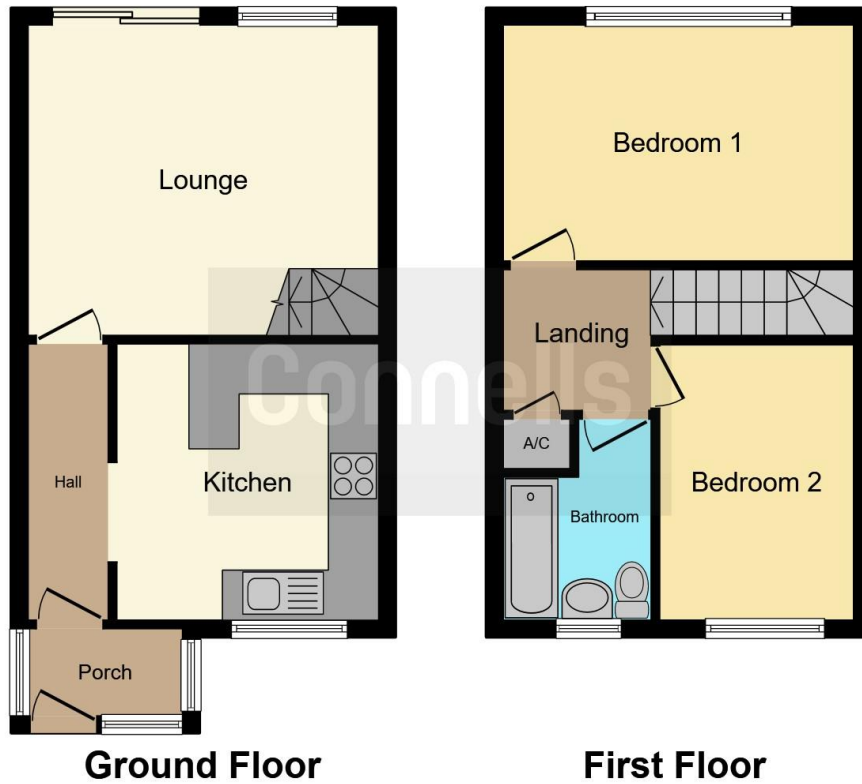
Double glazed window to front, bath with shower over, wash hand basin, WC, full wall and floor tiling.

Outside

Front:
Allocated parking to front and pathway to front door

Rear:
Patio, lawn, borders containing shrubs and plants, plus side access.





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: C

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Tenure: Freehold



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