





## Property Description

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

To the ground floor the property briefly comprises of an entrance hallway with stairs to the first floor and doors leading to the spacious through lounge with double doors leading to the conservatory, the fully fitted extended kitchen comes with plumbing for utilities and a large pantry.

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

Externally the property benefits from off road parking and a private rear garden.

## Entrance Hallway

Double glazed access door to front, stairs to first floor landing and door to:-

## Lounge

21' 4" into bay x 10' 10" into recess ( 6.50m into bay x 3.30m into recess )

Double glazed bay window to front, radiator, gas fireplace and double glazed door to conservatory.

## Conservatory

11' 6" x 10' 10" ( 3.51m x 3.30m )

Double glazed door to rear garden.

## Kitchen

11' 2" x 16' 5" ( 3.40m x 5.00m )

Double glazed window to rear, double glazed door to rear, fitted with a range of wall ad base units with work surfaces over, sink drainer, gas oven and hob, radiator, tiled flooring plumbing for washing machine and dishwasher.

## First Floor Landing

Doors to:-

## Bedroom One

10' 10" into bay x 9' 10" ( 3.30m into bay x 3.00m )

Double glazed bay window to front, radiator and fitted wardrobes.

## Bedroom Two

10' 2" x 9' 10" ( 3.10m x 3.00m )

Double glazed window to rear, radiator, fitted wardrobes access to boarded and decorated loft room via drop down ladder.

## Bedroom Three

7' 10" x 5' 11" ( 2.39m x 1.80m )

Double glazed window to front and radiator.

## Bathroom

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

## Loft Room

Access via stair case from bedroom 2. could be used as storage or potential bedroom stpp.

## Outside

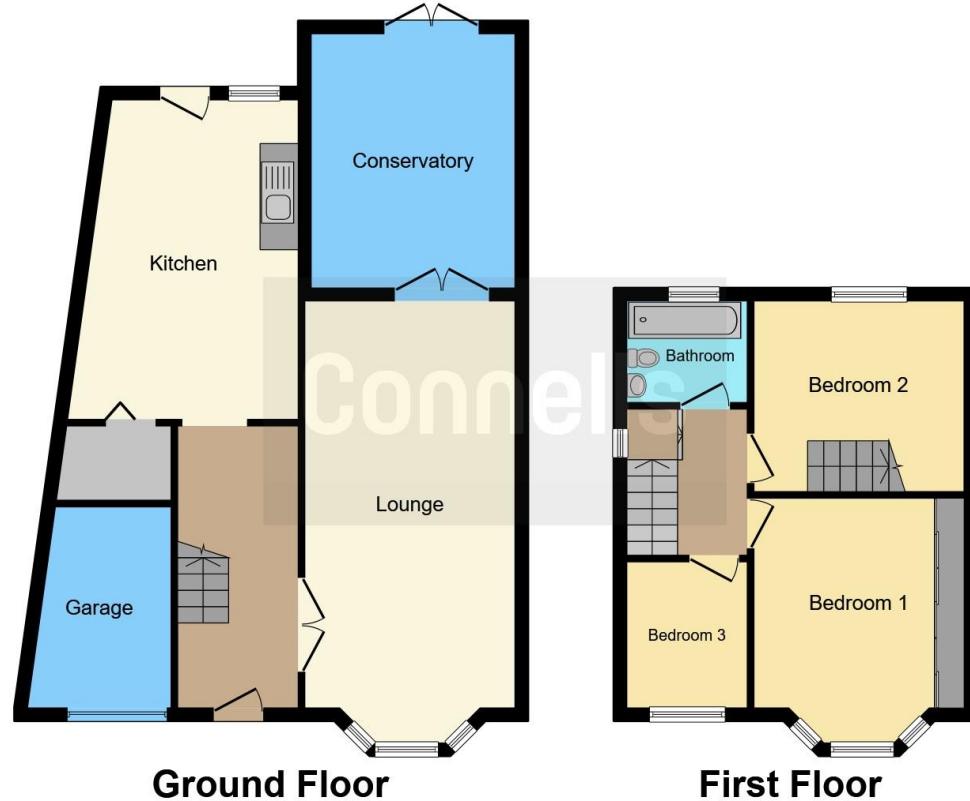
Front:

Driveway

Rear:

Raised patio area, lawn area.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 556 2338**  
**E wednesbury@connells.co.uk**

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: E**

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Tenure: Freehold



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Property Ref: WED310953 - 0003