



Connells

Heath Close  
Tipton



### Property Description

Connells Estate Agents are pleased to market for sale this heavily extended three bedroom semi detached property situated in a cul-de-sac location in Tipton.

To the ground floor the property briefly comprises of an entrance porch leading to the large open plan lounge/diner, from here is access to the first floor and the extended kitchen. From the kitchen is the handy utility area leading to the useful downstairs shower room with plumbing for utilities.

To the first floor are two bedrooms, the master having a dressing area and a family bathroom. Stairs from the landing lead to the spacious loft bedroom.

Externally, the property benefits from having a driveway proving off road parking and a low maintenance rear garden. To the rear garden is a building currently being used as a gym and an extra storage area.

### Entrance Porch

Double glazed windows and front door, radiator and further door into the lounge.

### Lounge

24' 2" max x 16' max ( 7.37m max x 4.88m max )

Double glazed bay window to front, further windows to side and rear, two radiators, ceiling spotlights, stairs to first floor landing and double doors to kitchen.

### Kitchen

14' 7" x 6' 2" ( 4.45m x 1.88m )

Double glazed windows to rear and side, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven, gas hob with cooker hood over, space for appliances, two skylight windows, ceiling spotlights, radiator, tiled flooring, door to lean to and double doors to the rear garden.

### Lean To

Double glazed window to side, tiled flooring, doors to front access, rear garden and the shower room.

### Shower Room

Two double glazed windows to side, shower cubicle, wash hand basin, WC, plumbing for washing machine, radiator, tiled walls and floor and a door to the rear garden.

### First Floor Landing

Doors to bedrooms one and two, airing cupboard and stairs to the attic room.

### Bedroom One

9' 10" x 11' ( 3.00m x 3.35m )

Double glazed window to front, built in wardrobes, radiator and door to dressing room.

### Dressing Room

Double glazed window to front and radiator.

### Bedroom Two

9' 7" x 12' 9" ( 2.92m x 3.89m )

Double glazed window to rear and radiator.

### Bathroom

Double glazed window to rear, bath, wash hand basin, WC, heated towel rail, tiled walls and ceiling spotlights.

## Attic Room

Two double glazed skylight windows, ceiling spotlights, built in wardrobes and radiator.

## Outside

Front:  
Brick-Paved driveway

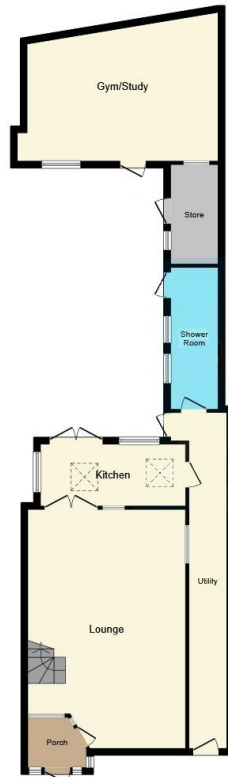
Rear:  
Block paved patio, artificial lawn, side access, doors to outbuildings.

## Gym/ Study

20' 2" max x 15' max ( 6.15m max x 4.57m max )

Two double glazed windows and a door to front.

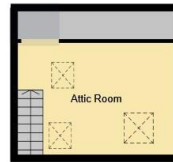




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: D**

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Tenure: Freehold



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