



**Connells**

Edward Fisher Drive  
Tipton





### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this well presented two bedroom property in Tipton, close to Tipton train station.

To the ground floor the property briefly comprises of an entrance porch giving access to the entrance hallway, from here is access to the much desired downstairs WC, the fully fitted kitchen with integrated oven and hob and plumbing for utility purposes, and finally the spacious lounge, with space for dining and sliding doors leading out to the rear garden.

To the first floor are two good sized bedrooms, with the master having fitted wardrobes, and a family bathroom.

Externally the property benefits from having off road parking and a low maintenance rear garden.

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 and windows, further door into hallway.

### Entrance Hallway

Radiator and doors to: W.C, stairs to first floor landing, kitchen and lounge.

### W.C

Tiled flooring, radiator, wash hand basin and WC.

### Kitchen

8' 7" x 5' 6" ( 2.62m x 1.68m )  
Double glazed window to front, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven, gas hob, cooker hood, plumbing for washing machine, radiator and tiled flooring.

### Lounge

15' 9" max x 12' 1" max ( 4.80m max x 3.68m max )  
Double glazed sliding doors to rear garden, under stairs storage cupboard and radiator.

### First Floor Landing

Doors to bedrooms and bathroom.

### Bedroom One

12' 1" x 8' 11" ( 3.68m x 2.72m )  
Double glazed window to rear, fitted wardrobes and radiator.

### Bedroom Two

9' 11" x 9' 3" ( 3.02m x 2.82m )  
Double glazed window to front, airing cupboard and radiator.

### Bathroom

Bath with shower over, vanity wash hand basin, WC, part wall and full floor tiling.

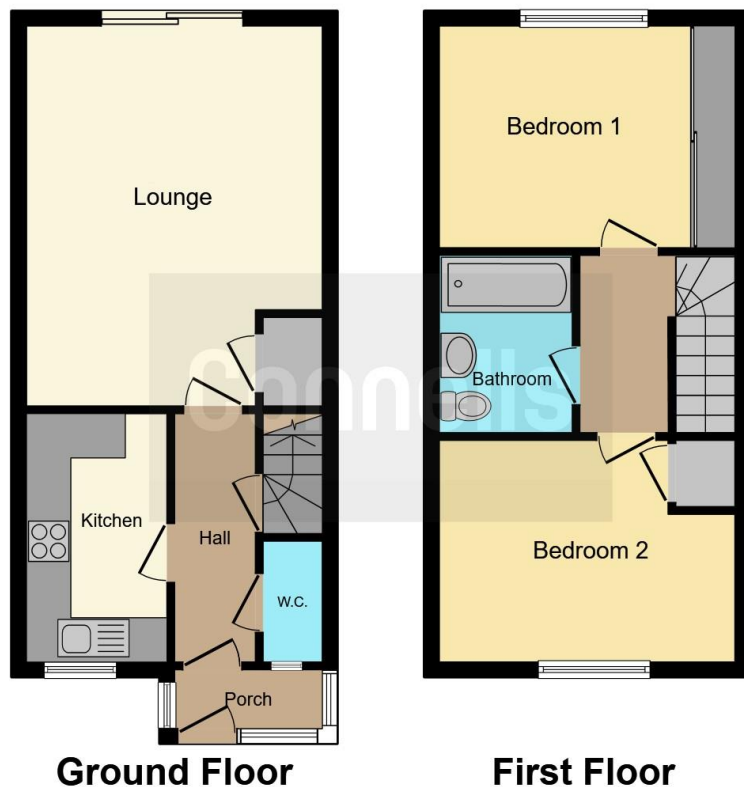
### Outside

Front:  
Tarmac driveway, graveled frontage and pathway to front door.

Rear:  
Patio and lawn.







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/WED311108](http://connells.co.uk/Property/WED311108)**



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: WED311108 - 0003