



Connells

Dovecote Close  
TIPTON





### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this well presented and heavily extended detached home in Tipton.

To the ground floor the property briefly comprises of an entrance hallway giving access to the handy downstairs shower room including a WC, the extended lounge/diner and the fully fitted kitchen with plumbing for utilities and space for appliances. Also to the ground floor is the conservatory with recently fitted tiled roof.

To the first floor the property benefits from having three double bedrooms (one previously extended) and all having fitted wardrobes, also to the first floor is the tiled family bathroom.

Externally to the front is ample off road parking and access to the large garage, and to the rear is a paved garden and storage sheds.

The property's location benefits from excellent transport links, shops, amenities and schools.

### Entrance Hallway

Double glazed door to front, storage cupboard, radiator, stairs to first floor landing, doors to shower room, lounge and kitchen.

### Shower Room

Double glazed windows to front and side, shower cubicle, vanity wash hand basin, WC, towel radiator, laminate flooring and tiled walls.

### Lounge

20' 5" max x 12' 7" max ( 6.22m max x 3.84m max )  
Double glazed window to rear, two radiators and sliding doors to side leading to the conservatory.

### Kitchen

15' 10" x 9' 3" ( 4.83m x 2.82m )  
Double glazed window to front, fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine and dishwasher, space for appliances, ceiling spotlights, double glazed door to side leading to driveway and further access into the conservatory.

### Conservatory

10' 8" x 8' 9" ( 3.25m x 2.67m )  
Double glazed doors to rear garden.

### First Floor Landing

Airing cupboard, doors to bedrooms and bathroom.

### Bedroom One

14' 6" max x 11' 3" max ( 4.42m max x 3.43m max )  
Two double glazed windows to front, radiator and fitted wardrobes.

### Bedroom Two

13' 8" into wardrobe x 8' 10" ( 4.17m into wardrobe x 2.69m )  
Double glazed window to rear, radiator and fitted wardrobes.

### Bedroom Three

8' 8" x 8' 7" min ( 2.64m x 2.62m min )  
Double glazed window to rear, radiator and fitted wardrobes.

### Bathroom

Double glazed window to front, bath with shower over, WC, wash hand basin, radiator and tiled walls.

## Outside

### Front:

Tarmac driveway to side, brick paved to front and access to garage.

### Rear:

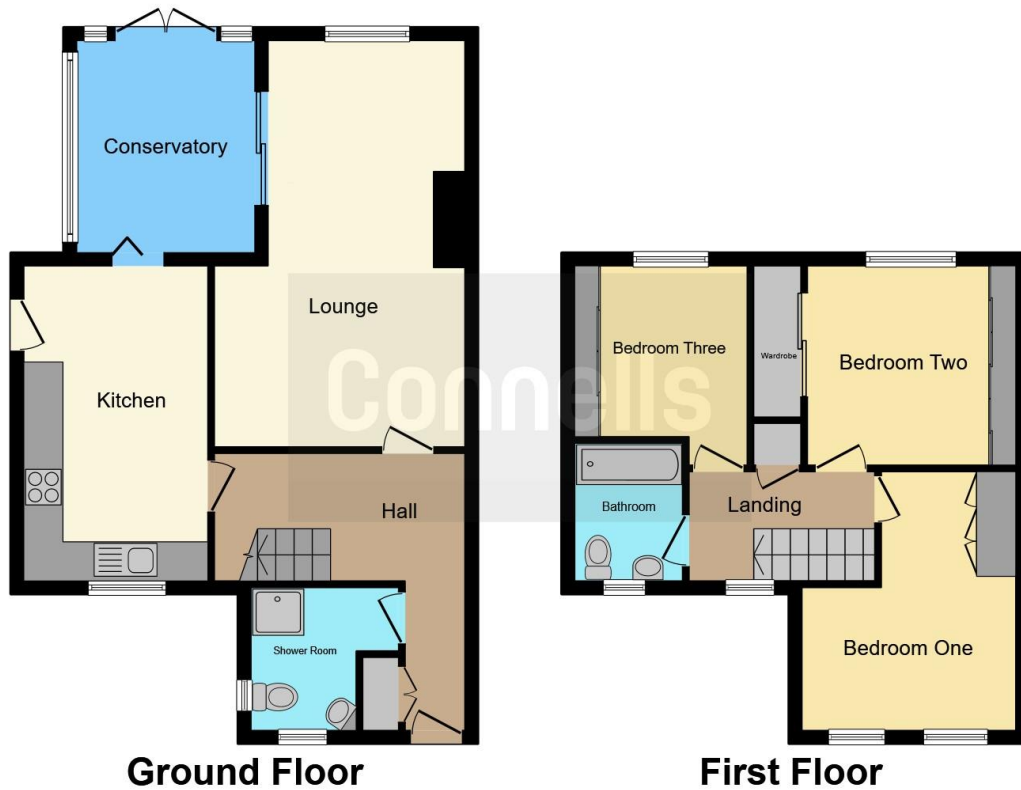
Brick paved patio, steps to further block paved patio, planted borders and access to the garage.

## Garage

Up and over door to front, double glazed door to rear garden, power and lighting.







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)

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**EPC Rating: C**

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Tenure: Freehold



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