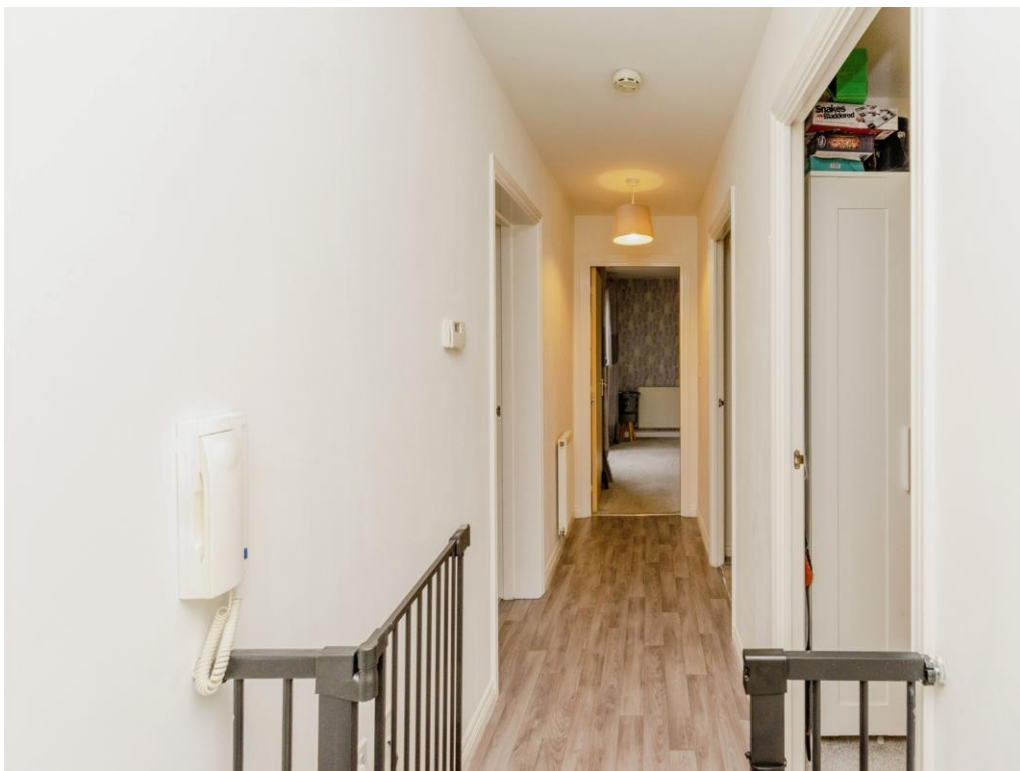




**Connells**

Harper Grove  
Tipton





### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this beautifully presented two bedroom Apartment in Tipton.

The apartment briefly comprises of an communal entrance with stairs leading to the apartment, a front entrance door leading to the hallway with doors leading to the master bedroom with built in wardrobes, the good sized second bedroom, the modern bathroom having bath with shower over, the fully fitted kitchen with plumbing for washing machine and the spacious lounge with two Juliet balconies.

Externally, the property benefits from having allocated parking and sits in a great location to provide easy access to transport links, schools, shops and other amenities.

### Communal Entry

Front entrance from car park, stairs leading to apartment.

### Entrance Hallway

Front entrance door with telecom entry system, doors to all rooms.

### Lounge

12' 7" x 19' 2" ( 3.84m x 5.84m )  
Double glazed Juliette balconies to front and rear, two ceiling light points and radiator.

### Kitchen

10' 8" max x 7' 5" max ( 3.25m max x 2.26m max )  
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, splash back tiling, sink drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine, space for fridge freezer and tiled floor.

### Bedroom One

9' 5" max x 12' 6" max ( 2.87m max x 3.81m max )  
Double glazed window to front, radiator and fitted wardrobes.

### Bedroom Two

6' 5" x 12' 6" ( 1.96m x 3.81m )  
Double glazed window to front and radiator.

### Bathroom

Part tiled walls, WC, wash hand basin, bath with shower over and radiator.

### Outside

Allocated resident parking space and door to communal hallway.





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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED311322](http://connells.co.uk/Property/WED311322)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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Property Ref: WED311322 - 0003