



**Connells**

Cotterills Road  
Tipton



### Property Description

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

To the ground floor the property briefly comprises of an entrance hallway giving access to the spacious and modern lounge, with bay window to the front. Leading on from the lounge is the kitchen/diner with plumbing for utilities and double glazed patio doors giving access to the rear garden.

To the first floor are three spacious bedrooms and a fully tiled shower room.

Externally the property sits on a generous sized plot. To the front is a crete print driveway providing parking for multiple vehicles. To the rear the property benefits from a large outbuilding, currently split in to two sized, with one side being used as a living space and the other for storage. The rear garden also benefits from multiple seating areas, a lawn and side access to the front of the property.

### Entrance Hall

Double glazed door to front, radiator, stairs to first floor landing and door to the lounge.

### Lounge

14' 5" max x 12' 5" max ( 4.39m max x 3.78m max )

Double glazed bay window to front, radiator, gas fire with surround and open plan access to kitchen.

### Kitchen Diner

17' 4" x 11' 4" ( 5.28m x 3.45m )

Double glazed sliding doors and window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven, gas hob with cooker hood over, plumbing for washing machine and dishwasher, radiator, tiled floor and space for dining.

### First Floor Landing

Double glazed window to side, doors to bedrooms and shower room.

### Bedroom One

11' 1" x 10' 8" ( 3.38m x 3.25m )

Double glazed window to front and radiator.

### Bedroom Two

8' 5" x 11' 4" ( 2.57m x 3.45m )

Double glazed window to rear and radiator.

### Bedroom Three

8' 6" x 8' 8" ( 2.59m x 2.64m )

Double glazed window to rear and radiator.

### Shower Room

Double glazed window to front, vanity wash hand basin, WC, shower cubicle, radiator, tiled walls and flooring.

## Outside

### Front:

Crete print driveway with parking for multiple vehicles.

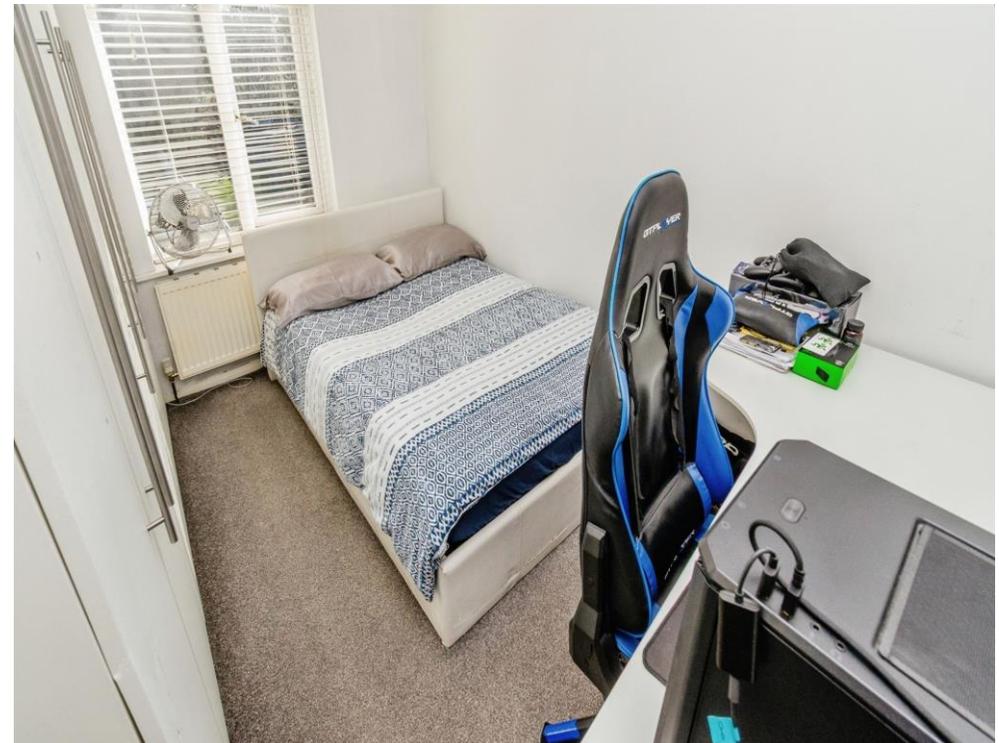
### Rear:

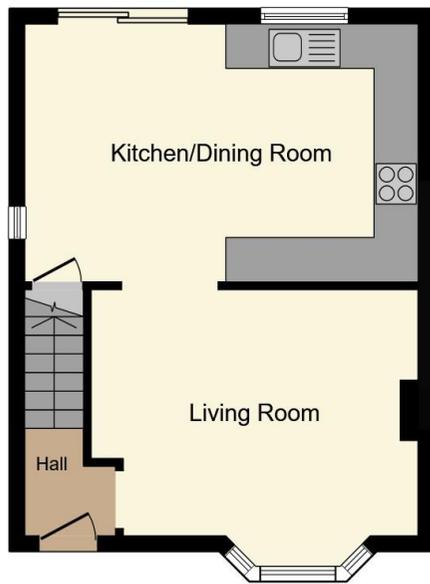
Decking with steps leading to patio leading to lawn, side access and access to the outbuilding.

## Outbuilding

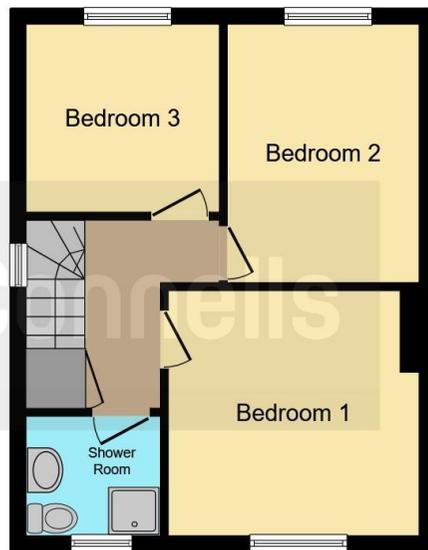
10' 3" x 23' 7" ( 3.12m x 7.19m )

Split in two parts, the first having been turned into living space with power and lighting; the second in use as storage.

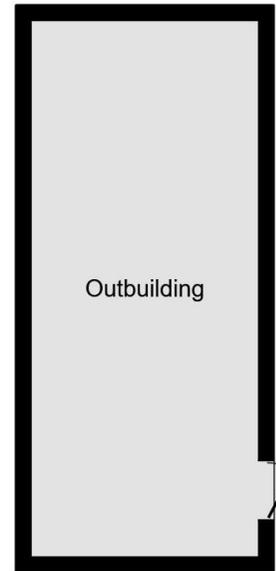




**Ground Floor**



**First Floor**



**Outbuilding**



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**EPC Rating: E**

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Tenure: Freehold



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