



Connells

Andrew Road
TIPTON



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this four bedroom semi detached property on the desirable Wednesbury Oak estate in Tipton.

To the ground floor the property briefly comprises of an entrance hallway giving access to the spacious lounge/diner, being open plan making for a great space to entertain guests or spend time with family. Accessed through double glazed doors from the lounge diner is the conservatory, further adding to the downstairs space. The fully fitted and modern kitchen comes complete with integrated appliances, granite worktops and sleek high gloss units. The downstairs of this property also benefits from having a much desired downstairs WC (with plumbing for utilities) and a separate reception room; which could be used as another lounge, a play room, a bedroom or a study.

To the first floor the property boasts four bedrooms, two of these having built in wardrobes, and a family bathroom.

Externally to the front is a brick paved driveway providing parking for multiple vehicles. To the rear is a large block paved patio, a lawn and boarders. Accessed from the front of the property is a garage which is also accessible from the kitchen.

This property sits in a great location to provide easy access to local schools, shops, transport links and other amenities.

Entrance Porch

Double glazed door to front.

Entrance Hallway

Double glazed access door to front, stairs to first floor landing, doors to lounge, kitchen and reception room.

Reception Room

8' 8" x 11' 8" (2.64m x 3.56m)
Double glazed window to front and radiator.

Lounge Diner

11' 2" x 19' 7" (3.40m x 5.97m)
Double glazed window to front, radiator and double glazed sliding doors to rear, giving access to the conservatory.

Kitchen

14' 9" max x 7' 2" max (4.50m max x 2.18m max)
Double glazed window to rear, wall and base units with granite worktops over, sink and drainer, electric oven, gas hob with cooker hood over, wine fridge, vinyl tiled floor, under stairs storage cupboard and door to rear hallway.

Rear Hallway

Double glazed door to rear garden, tiled floor, doors to WC and garage.

W.C

Double glazed window to rear, WC, wash hand basin, heated towel rail, plumbing for washing machine, tiled walls and flooring.

Conservatory

9' 8" x 12' 6" (2.95m x 3.81m)

Double glazed sliding doors to side leading to the rear garden and tiled flooring.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 9" max x 14' 3" max (3.58m max x 4.34m max)

Double glazed window to front and radiator.

Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m)

Double glazed window to rear and radiator.

Bedroom Three

12' 7" x 9' 7" (3.84m x 2.92m)

Two double glazed windows to front, fitted wardrobes and radiator.

Bedroom Four

6' 8" max x 13' 2" max (2.03m max x 4.01m max)

Double glazed window to rear and fitted wardrobes.

Bathroom

Double glazed window to rear, bath with shower over, vanity wash hand basin, WC, heated towel rail, tiled walls and flooring.

Outside

Front:

Brick paved driveway with parking for multiple vehicles.

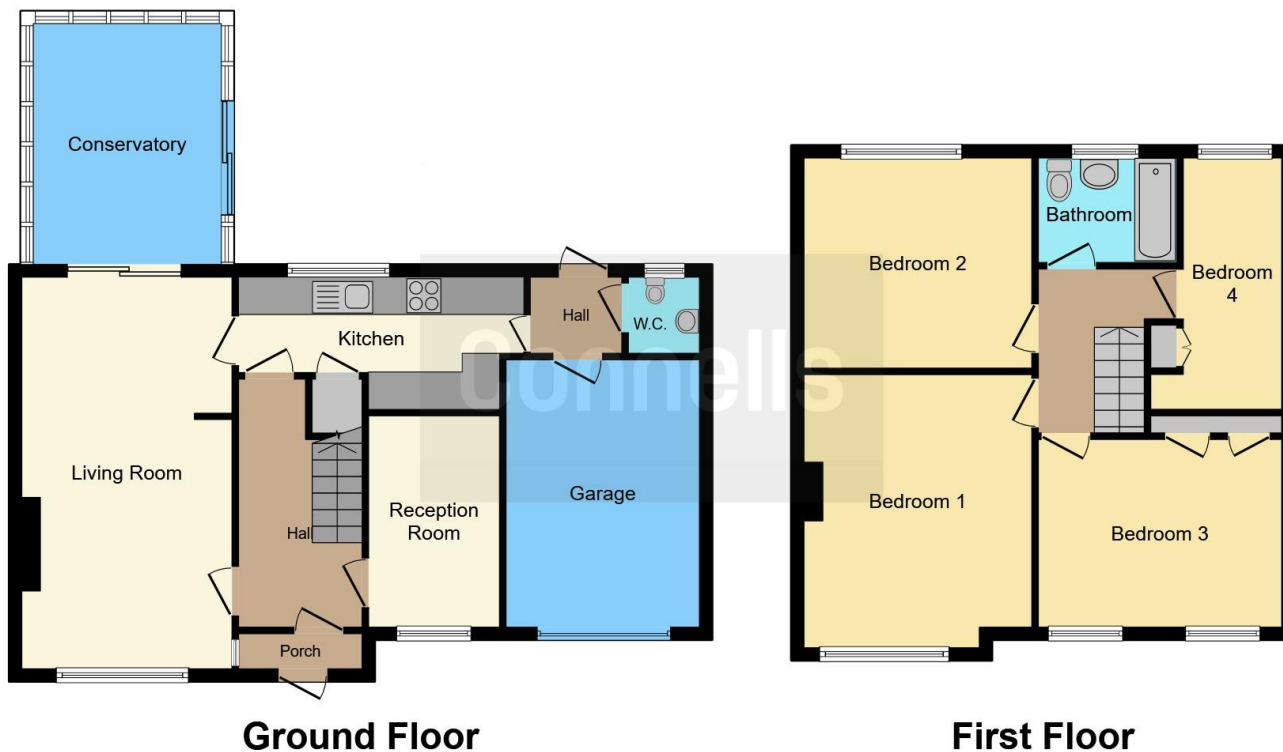
Rear:

Block paved patio, lawn, borders containing shrubs and bushes.

Garage

Up and over door to front, 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

To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

view this property online connells.co.uk/Property/WED311332

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED311332 - 0002