



Connells

Crew Drive  
Tipton





### Property Description

A truly special one-bedroom coach house bursting with charm and perfectly positioned in a fantastically popular area! This isn't just a property; it's a lifestyle waiting to unfold.

Step inside and feel the excitement build! The ground floor welcomes you with a handy entrance hallway – and the brilliant bonus of a garage! Think of all the possibilities – a workshop, a space for your hobbies, or simply secure parking. And those French doors? They lead you directly to your own secret garden.

Now, climb the stairs and prepare to be wowed! The first floor is a stunning open-plan living area where the fully fitted kitchen flows seamlessly into a bright and airy lounge. Picture cozy evenings in, cooking up a storm while chatting with friends, or simply relaxing after a long day.

The double bedroom is a true sanctuary, complete with a walk-in wardrobe! And the bathroom? It's just what you need to unwind, with a lovely bath and a refreshing shower.

But wait, there's more! Outside, you'll find a driveway keeping your car happy, and that private rear garden we mentioned... it's your own little slice of paradise!

### Entrance Hall

Double glazed door to front, door to garage and stairs to first floor living.

### Landing

Double glazed window to side, doors to lounge, bedroom and bathroom.

### Lounge/Kitchen/Diner

12' 9" x 9' 5" ( 3.89m x 2.87m )  
Double glazed window to front, radiator and open plan kitchen.

### Kitchen

9' 5" x 5' 2" ( 2.87m x 1.57m )  
Double glazed window to rear, fitted kitchen with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven, gas hob with cooker hood over, plumbing for washing machine, space for appliances and tiled flooring.

### Bedroom

9' 7" exc wardrobe x 8' 4" exc wardrobe ( 2.92m exc wardrobe x 2.54m exc wardrobe )  
Double glazed window to front, radiator and walk in wardrobe.

### Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, WC, radiator, wall and floor tiling.

### Outside

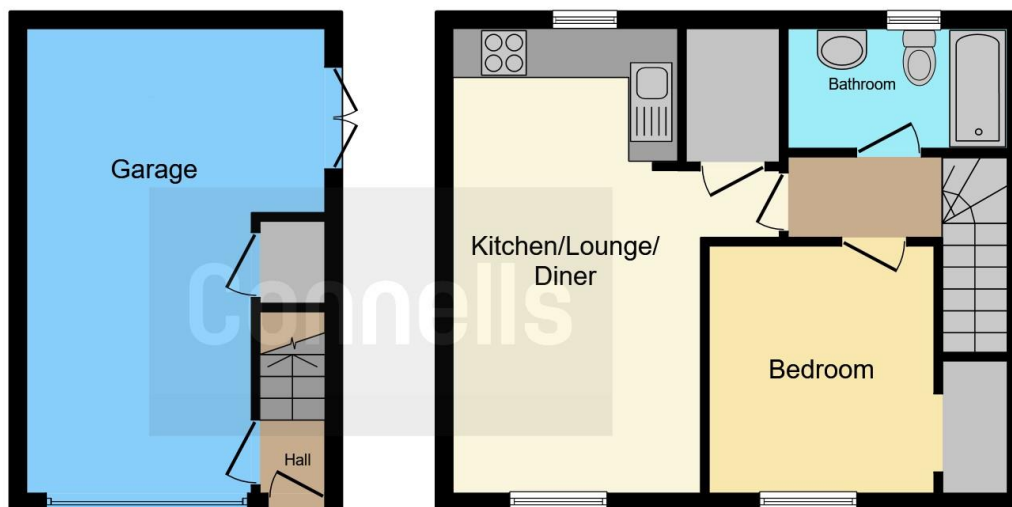
Front:  
Tarmac driveway

Rear:  
Lawn area and side access.

### Garage

18' 4" MAX x 12' 8" MAX ( 5.59m MAX x 3.86m MAX )  
Up and over door, power, lighting, storage cupboard and French doors to side giving access to rear garden.





**Ground Floor**

**First Floor**

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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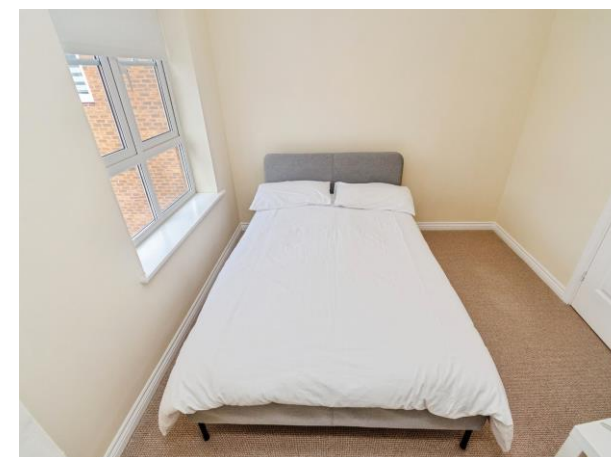
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EPC Rating: C    Council Tax  
 Band: A

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Tenure: Freehold



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