



Connells

Park Lane West
TIPTON



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached property located in Tipton, close to local amenities and transport links.

To the ground floor the property boasts two reception rooms, a fitted kitchen, a handy storage room having plumbing for utilities and a much desired downstairs WC.

To the first floor the property benefits from three good sized bedrooms and a family bathroom.

Outside, the property sits on a good sized plot, providing the potential to extend (STPP), and having ample off road parking to the front.

Ground Floor

Hallway

Entrance door to front, doors to the lounge, kitchen and stairs to the first floor.

Lounge

10' 8" x 14' 3" (3.25m x 4.34m)

Having a window to the rear aspect, door to the dining room, laminate flooring and a radiator.

Kitchen

11' 7" Max x 9' 8" Max (3.53m Max x 2.95m Max)

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having tiled flooring and splash backs, space for appliances, electric oven, gas hob, sink with drainer, ceiling light point and door to the storage room.

Storage Room

9' 8" Max x 10' 4" Max (2.95m Max x 3.15m Max)

Having plumbing for utilities, door to the rear leading to the garden and a door leading to the downstairs WC.

Wc

Having a window to the front aspect, WC, wash hand basin and a ceiling light point.

First Floor

Landing

Having doors leading to the bedrooms and bathroom.

Bedroom One

10' 1" Max x 13' 7" Max (3.07m Max x 4.14m Max)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Two

9' 8" x 13' 1" (2.95m x 3.99m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Three

9' 5" x 9' 8" (2.87m x 2.95m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bathroom

Having a double glazed window to the front aspect, bath with shower over, fully tiled walls and flooring, wash hand basin with vanity, WC and a radiator.

Outside

Front:

Having a concrete driveway providing off road parking.

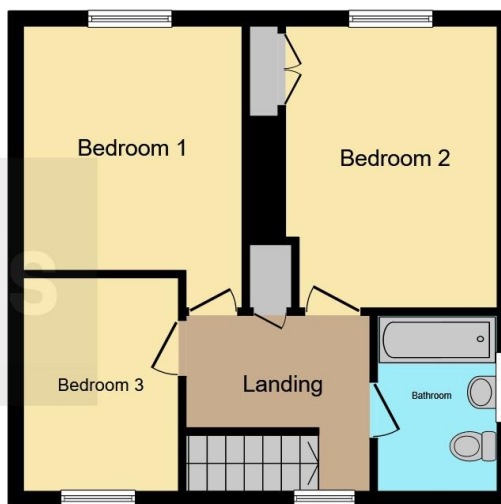
Rear:

Having a turfed rear garden with side access to the front of the property





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

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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/WED311467



Tenure: Freehold



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