



Connells

Churchill Walk
TIPTON



Property Description

Imagine stepping into a home that feels like it was designed with genuine care and understanding—a sanctuary where every room whispers potential and comfort. This Tipton property isn't just a house; it's a canvas for your family's most cherished moments.

The ground floor unfolds like a welcoming embrace, featuring a spacious lounge that invites relaxation and connection. The fully fitted kitchen/diner becomes the heart of daily life, where meals are shared and conversations flow naturally. A practical utility room offers seamless organization, while the charming conservatory creates a beautiful bridge between indoor comfort and the tranquil rear garden.

Upstairs, three generously proportioned bedrooms await, each thoughtfully decorated to create personal havens of rest and rejuvenation. The modern shower room adds a touch of contemporary elegance, ensuring both style and functionality.

Outside, the rear garden offers a peaceful retreat—a lawn perfect for summer gatherings and quiet moments of reflection. The front provides ample off-road parking, adding convenience to this already inviting home.

More than just bricks and mortar, this property represents a

Ground Floor

Entrance Porch

Having a double glazed front entrance door, storage cupboard and doors leading to the hallway and utility room.

Hallway

Having stairs to the first floor and door to the lounge.

Lounge

16' 1" x 10' 9" (4.90m x 3.28m)
Having two double glazed windows to the front aspect, carpeted flooring, two ceiling light points, radiator and door to the dining room.

Kitchen/Dining Area:

20' 1" x 12' 1" (6.12m x 3.68m)

Kitchen Area

Being a fully fitted kitchen with a range of base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, tiled flooring and splash backs, electric oven & hob with cooker hood over, sink with drainer and a ceiling light point. A door from the kitchen gives access to the utility room.

Dining Area

Having double doors to the rear leading to the conservatory, laminate flooring, ceiling light point and a radiator.

Conservatory

9' 1" x 8' 5" (2.77m x 2.57m)
Having double glazed doors to the rear leading to the rear garden.

Utility Room

8' 2" x 17' 7" (2.49m x 5.36m)
Having a double glazed window to the rear, door to the rear leading to the rear garden, wall and base units, laminate worktops, tiled flooring, ceiling light point and plumbing for utilities.

First Floor

Landing

Having a double glazed window to the side aspect and doors leading to the bedrooms and shower room.

Bedroom One

13' 1" Max x 10' 9" Max (3.99m Max x 3.28m Max)

Having a double glazed window to the front aspect, carpeted flooring, built in wardrobes, ceiling light point and a radiator.

Bedroom Two

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

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

Bedroom Three

8' 5" x 8' 1" (2.57m x 2.46m)

Having a double glazed window to the front and side aspects, carpeted flooring, ceiling light point, radiator and storage cupboard.

Shower Room

Having a double glazed window to the side aspect, vinyl flooring, part tiled walls, shower cubicle, wash hand basin with vanity and a WC.

Outside

Front:

Having a block paved driveway to the front aspect.

Rear:

Having decked, patio and lawn areas.





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

EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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