



Connells

Arthur Jones Close
Tipton



Property Description

Connells Estate Agents are delighted to present an exceptional three-bedroom detached property that offers the perfect blend of comfort, convenience, and modern living. Nestled in a peaceful cul-de-sac on a sought-after modern estate with unobstructed views of a wide open field.

Step inside to a welcoming ground floor that seamlessly combines functionality and style. The spacious lounge provides a warm and inviting living space, while the fully fitted modern kitchen offers both practicality and contemporary design. Enjoy family meals or casual dining with ample space that makes entertaining a joy. A convenient downstairs WC adds practicality to the layout, and the stunning conservatory with its glass roof creates a bright, airy additional living area that connects you with the outdoors.

Upstairs, three generously sized bedrooms await. The master bedroom comes with the luxury of an en-suite, providing a private retreat within your home. A separate family bathroom completes the upper level, ensuring comfort and convenience for the entire household.

The property's exterior is equally impressive, featuring a convenient driveway, a low-maintenance garden perfect for those with busy lifestyles, and a practical garage for additional storage or parking.

Location is key, and this home doesn't disappoint. Situated close to excellent transport links and popular local schools, it offers the perfect balance of accessibility and community living.

Entrance Hallway

double glazed entrance door to front, stairs to first floor landing and further door into:-

Lounge

15' 1" max x 9' 10" max (4.60m max x 3.00m max)

Double glazed window to front, vinyl flooring, ceiling light point, radiator and door to:-

Kitchen

13' 1" max x 13' 1" max (3.99m max x 3.99m max)

Double glazed window to rear, double glazed French doors to rear leading to conservatory, 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, integrated fridge freezer, vinyl floor, ceiling spotlights, radiator and further door to:-

Downstairs W.C

Double glazed window to side, wash hand basin, WC, radiator, ceiling light point and vinyl flooring.

Conservatory

Double glazed French doors to the rear garden, tiled flooring and ceiling spotlights.

First Floor Landing

Doors to bedrooms, bathroom and storage cupboard.

Bedroom One

11' 9" max x 10' 11" max (3.58m max x 3.33m max)

Double glazed window to front, fitted wardrobes, carpeted, ceiling light point, radiator and door to:-

En Suite

Double glazed window to side, part tiled walls, vinyl flooring, shower cubicle, WC, wash hand basin, radiator and ceiling spotlights.

Bedroom Two

13' 1" max x 12' 8" max (3.99m max x 3.86m max)

Double glazed window to rear, carpeted, ceiling light point and radiator.

Bedroom Three

13' 1" x 12' 8" (3.99m x 3.86m)

Double glazed window to rear, carpeted, ceiling light point and radiator.

Bathroom

Double glazed window to front, bath, WC, wash hand basin, vinyl flooring, part tiled walls, radiator and ceiling spotlights.

Outside

Front:
Brick paved driveway

Rear:
Turf garden and side access.

Garage

16' 5" x 9' 11" (5.00m x 3.02m)

Up and over door to front and further door to the rear garden,





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: B Council Tax
 Band: C

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Tenure: Freehold



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