



**Connells**

St. Helens Avenue  
Tipton



### Property Description

Presenting a well-maintained 2-bedroom property located on a modern development in Tipton, offered with the significant advantage of no upward chain. This home provides a comfortable and convenient living experience.

The ground floor features a spacious lounge, offering a generous area for relaxation. Doors from the lounge lead to a practical conservatory, providing an additional versatile space. The kitchen is modern in design, with adequate space for appliances and plumbing for a washing machine, catering to everyday needs.

On the first floor, you will find two well-proportioned bedrooms, each offering comfortable accommodation. A fitted bathroom serves this level, providing essential facilities.

Externally, the property benefits from a driveway for off-road parking. The rear garden has been thoughtfully landscaped, incorporating decking for outdoor seating, a patio area, and a lawn. Side access to the front of the property is also provided, enhancing its practicality. This property represents a straightforward and appealing opportunity for prospective buyers.

### Entrance Hall

Double glazed entrance door to front, carpeted, radiator, ceiling light point, stairs to first floor landing and doors to kitchen and lounge.

### Kitchen

7' 8" max x 10' 11" max ( 2.34m max x 3.33m max )

Double glazed window to front, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, electric oven with gas hob and cooker hood over, plumbing for washing machine, space for fridge freezer, vinyl flooring and ceiling light point.

### Lounge

14' 5" x 11' 10" ( 4.39m x 3.61m )  
Carpeted, two ceiling light points, radiator and doors to the rear leading to the conservatory.

### Conservatory

11' 10" x 9' 10" ( 3.61m x 3.00m )  
DG doors to rear garden and laminate flooring.

### First Floor Landing

Carpeted, ceiling light point and doors to bedrooms and bathroom.

### Bedroom One

11' 10" x 8' 6" ( 3.61m x 2.59m )  
Double glazed window to rear, carpeted, ceiling light point, radiator and airing cupboard.

### Bedroom Two

11' 6" max x 8' 2" max ( 3.51m max x 2.49m max )  
Double glazed window to front, carpeted, ceiling light point, radiator and door to airing cupboard.

### Bathroom

Double glazed window to side, fully tiled floor and walls, bath with shower over, wash hand basin, WC, ceiling light point and radiator.

## Outside

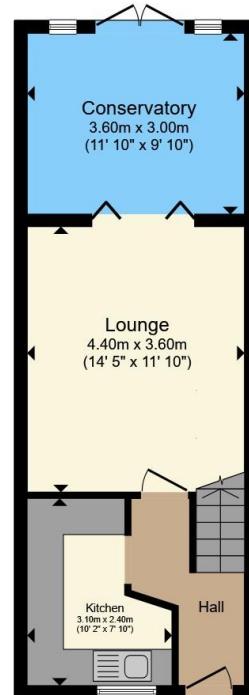
Front garden:

Block paved driveway and pathway to front door.

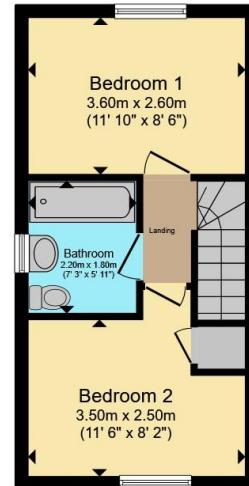
Rear garden:

Decking, patio, lawn and side access to front elevation.





**Ground Floor**



**First Floor**

Total floor area 66.2 m<sup>2</sup> (713 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

EPC Rating: D    Council Tax  
 Band: B

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Tenure: Freehold



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