



Connells

Eagle Lane
Tipton



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this ground floor apartment in Tipton.

The property briefly comprises of an entrance hallway with private front entrance floor, accessed from the hallway are two good sized bedrooms, a family bathroom and a good sized lounge. From the lounge is a fully fitted kitchen with plumbing for a washing machine.

Outside, the property benefits from having an allocated parking space.

The property sits in a great location, proving easy access to transport links, such as the black country route, proving access to Walsall, Wolverhampton and junctions of the M6, Also nearby are train and metro stations.

Entrance Hallway

Having an entrance door to the side aspect, laminate flooring, ceiling light point, electric radiator and doors leading to the bedrooms, lounge and bathroom.

Bedroom One

16' 5" x 9' 2" (5.00m x 2.79m)

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

Bedroom Two

11' 2" x 5' 7" (3.40m x 1.70m)

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

Bathroom

Having a double glazed window to the side aspect, bath, sink, WC, vinyl flooring, part tiled walls, ceiling light point and door leading to the airing cupboard.

Lounge

13' 9" x 10' 6" (4.19m x 3.20m)

Having a double glazed window to the rear aspect, vinyl flooring, ceiling light point, electric radiator. and door leading to the kitchen.

Kitchen

7' 7" x 6' 11" (2.31m x 2.11m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, electric oven and hob with cooker hood over, plumbing for a washing machine, a sink with drainer, tiled splash backs, vinyl flooring and a ceiling light point.

Outside

Having an allocated parking space to the front.





Total floor area 48.7 m² (524 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

Connells



To view this property please contact Connells on

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22 Springhead
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EPC Rating: D Council Tax
 Band: A

Service Charge: 565.25 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WED312000

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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