



**Connells**

Cotterills Road  
Tipton

Cotterills Road  
Tipton DY4 0JY

for sale offers in the region of  
**£230,000**



### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached property in Tipton, in beautiful condition throughout.

To the ground floor the property briefly comprises of an entrance hallway giving access to the spacious and modern lounge, with bay window to the front. Leading on from the lounge is the kitchen/diner with plumbing for utilities and double glazed patio doors giving access to the rear garden.

To the first floor are three spacious bedrooms and a fully tiled shower room.

Externally the property sits on a generous sized plot. To the front is a crete print driveway providing parking for multiple vehicles. To the rear the property benefits from a large outbuilding, currently split in to two sized, with one side being used as a living space and the other for storage. The rear garden also benefits from multiple seating areas, a lawn and side access to the front of the property.

### Entrance Hall

Double glazed door to front, radiator, stairs to first floor landing and door to the lounge.

### Lounge

14' 5" max x 12' 5" max ( 4.39m max x 3.78m max )

Double glazed bay window to front, radiator, gas fire with surround and open plan access to kitchen.

### Kitchen Diner

17' 4" x 11' 4" ( 5.28m x 3.45m )

Double glazed sliding doors and window to rear, 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 and dishwasher, radiator, tiled floor and space for dining.

### First Floor Landing

Double glazed window to side, doors to bedrooms and shower room.

### Bedroom One

11' 1" x 10' 8" ( 3.38m x 3.25m )

Double glazed window to front and radiator.

### Bedroom Two

8' 5" x 11' 4" ( 2.57m x 3.45m )

Double glazed window to rear and radiator.

### Bedroom Three

8' 6" x 8' 8" ( 2.59m x 2.64m )

Double glazed window to rear and radiator.

### Shower Room

Double glazed window to front, vanity wash hand basin, WC, shower cubicle, radiator, tiled walls and flooring.

### Outside

Front:

Crete print driveway with parking for multiple vehicles.

Rear:

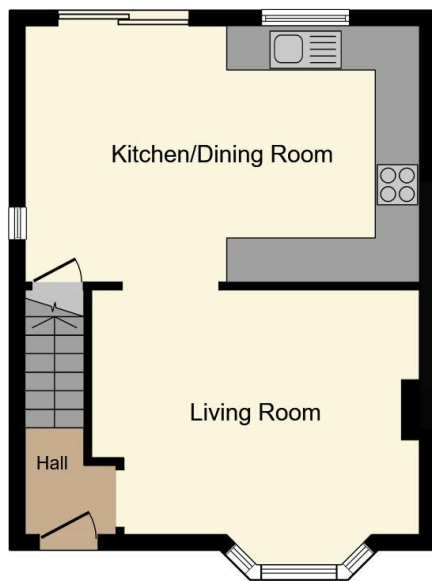
Decking with steps leading to patio leading to lawn, side access and access to the outbuilding.

### **Outbuilding**

10' 3" x 23' 7" ( 3.12m x 7.19m )

Split in two parts, the first having been turned into living space with power and lighting; the second in use as storage.

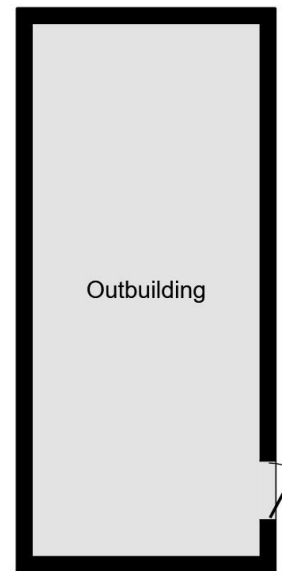




**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

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: A

**view this property online [connells.co.uk/Property/WED312073](http://connells.co.uk/Property/WED312073)**



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED312073 - 0002