

Connells

Factory Road
Tipton

Factory Road
Tipton DY4 9AU

for sale offers in the region of
£245,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this immaculately presented and attractive three bedroom semi-detached family home in a popular residential estate. Benefiting from being in immaculate condition throughout this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, large family lounge, modern fitted kitchen, spacious conservatory to rear, three well proportioned bedrooms and a family bathroom.

Externally the property has a highly landscaped rear garden with garden room and sun room as well as double parking space and heated outdoor dog wash.

Location And Area

This property benefits form superb transport links, it sits a short distance away from Dudley Port train station and a short distance from the new Metro Line currently under development. The property sits a stone's throw away from Great Bridge which has fantastic local shopping amenities such as super markets, shops, bars and restaurants. Parks and schools can be found nearby as well as public bus routes.

Entrance Hall

Double glazed door to front, double glazed window to side, radiator, stairs access, door to living room.

Living Room

15' x 10' 9" (4.57m x 3.28m)

Double glazed window to front, radiator, door to kitchen, door to entrance hall.

Modern Fitted Kitchen

9' 1" x 13' 11" (2.77m x 4.24m)

Double glazed window to rear, open to conservatory, range of stylish wall and base units with tall larder fridge freezer, integrated oven, hob and extractor, integrated sink, space for appliances, understairs storage cupboard, open to conservatory.

Conservatory

9' 1" x 8' 4" (2.77m x 2.54m)

Double glazing, french doors to rear garden.

First Floor Landing

Doors to various rooms.

Bedroom One

13' 1" x 7' 10" (3.99m x 2.39m)

Double glazed window to rear, radiator, door to landing.

Bedroom Two

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

Double glazed window to front, radiator, door to landing.

Bedroom Three

9' x 5' 9" (2.74m x 1.75m)

Double glazed window to front, radiator, door to landing.

Bathroom

Panelled bath, pedestal sink, low flush toilet, door to landing.

Outside Front

Courtyard style garden to front which is paved.

Outside Rear

Good sized enclosed tiered garden with paving, hot and cold mixer shower and large porcelain trough currently used as an outdoor dog wash. To the rear there is a parking spaces and gated access.

Sunroom

5' 9" x 5' 8" (1.75m x 1.73m)

Glazed windows and seating area.

Garden Room

9' 10" x 13' 1" (3.00m x 3.99m)

Glazed windows to front.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks
















SNUG



Total floor area 71.8 m² (773 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336967

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.