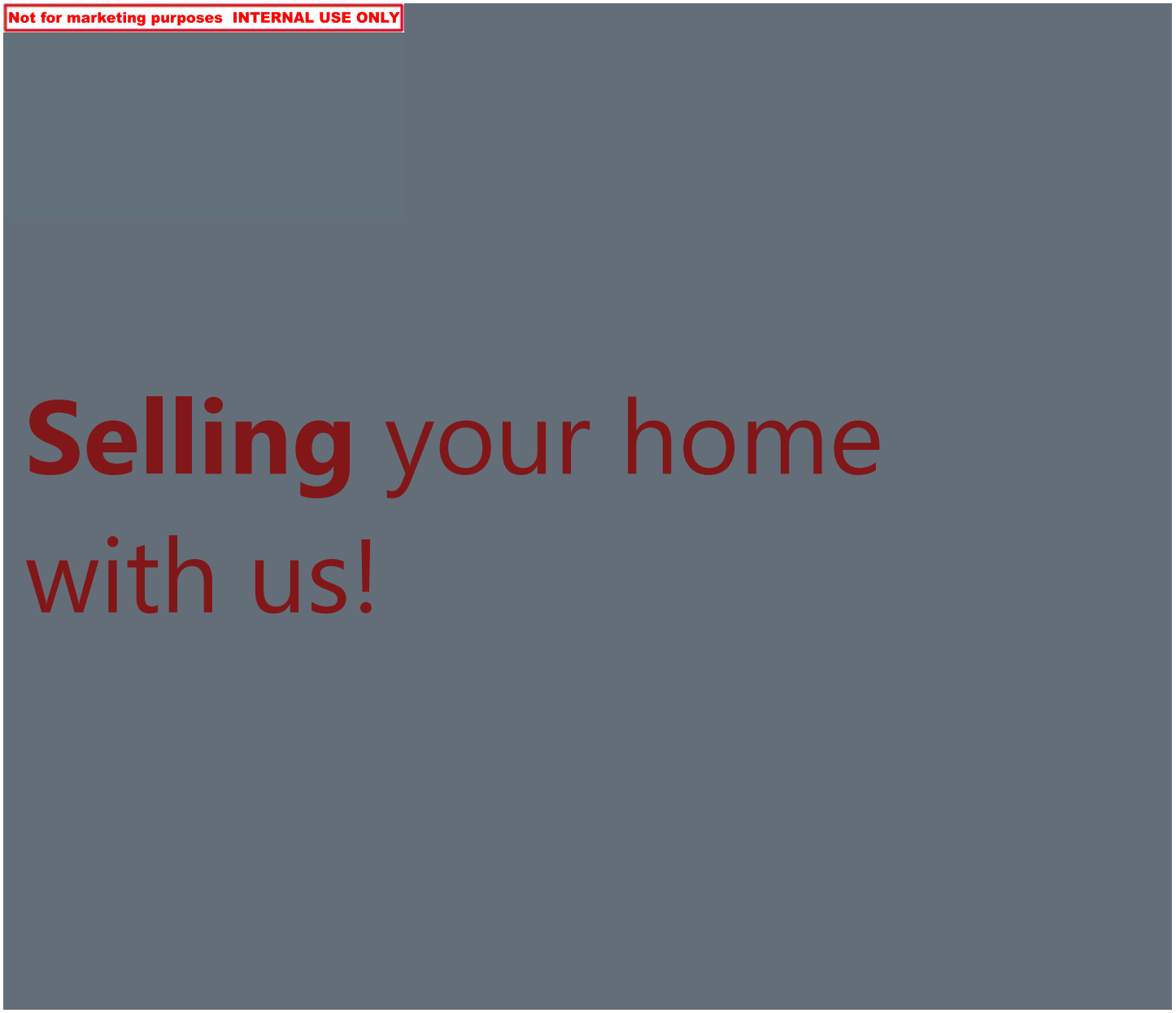
Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

Not for marketing purposes INTERNAL USE ONLY



Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Connells office: 22 Spring Head, WEDNESBURY, West Midlands, WS10 9AD
T 0121 556 2338 **E** wednesbury@connells.co.uk

Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

Price

£220,000

Tenure: Freehold

Key Features

- Energy Rating: Awaited
- UNOBSTRUCTED VIEWS OF VICTORIA PARK TO THE REAR
- AMPLE OFF ROAD PARKING TO THE FRONT ASPECT
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO LOCAL TRANSPORT LINKS
- CLOSE TO AMENITIES & SCHOOLS

Short Description

Connells Estate Agents in Wednesbury are delighted to present this beautifully presented three-bedroom home in Tipton, enjoying unobstructed views of Victoria Park to the rear

Long Description

Connells Estate Agents in Wednesbury are delighted to present this beautifully presented three-bedroom home in Tipton, enjoying unobstructed views of Victoria Park to the rear. Offering stylish interiors, spacious accommodation and a sought-after location, this property is an ideal first-time purchase or family home and comes highly recommended for viewing.

The ground floor comprises a tastefully decorated lounge featuring a bay window, a modern fitted kitchen with integrated appliances and space for additional utilities, and a fully tiled family bathroom fitted with a bath and shower over, plus a wash hand basin with useful storage. A bright and attractive conservatory provides additional living space, with double doors opening directly onto the rear garden.

To the first floor are three well-presented, generously sized bedrooms, offering comfortable accommodation for families and those needing additional space.

The property enjoys a convenient location, with Victoria Park within walking distance and Tipton train station approximately a 10-minute walk away. Popular local schools, shops and everyday amenities are also close by, making this an appealing home for a range of buyers.

Your Connells office: 22 Spring Head, WEDNESBURY, West Midlands, WS10 9AD
T 0121 556 2338 **E** wednesbury@connells.co.uk

Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

Directions

Agents Note

Your Connells office: 22 Spring Head, WEDNESBURY, West Midlands, WS10 9AD
T 0121 556 2338 **E** wednesbury@connells.co.uk

Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

○ Room Description

Ground Floor
Entrance Hallway
Lounge
15' 1" Max x 13' 5" Max (4.60m Max x 4.09m Max)
Kitchen
11' 10" x 8' 2" (3.61m x 2.49m)
Bathroom
9' 10" x 9' 10" (3.00m x 3.00m)
First Floor
Landing
Bedroom One
16' 9" Max x 10' 10" Max (5.11m Max x 3.30m Max)
Bedroom Two
11' 6" x 8' 2" (3.51m x 2.49m)
Bedroom Three
8' 2" x 7' 10" (2.49m x 2.39m)

Your Connells office: 22 Spring Head, WEDNESBURY, West Midlands, WS10 9AD
T 0121 556 2338 **E** wednesbury@connells.co.uk

Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

○ Room Description

Your Connells office: 22 Spring Head, WEDNESBURY, West Midlands, WS10 9AD
T 0121 556 2338 **E** wednesbury@connells.co.uk

Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

○ Room Description

Your Connells office: 22 Spring Head, WEDNESBURY, West Midlands, WS10 9AD
T 0121 556 2338 **E** wednesbury@connells.co.uk

Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

Property Images

















Your Connells office: 22 Spring Head, WEDNESBURY, West Midlands, WS10 9AD
T 0121 556 2338 **E** wednesbury@connells.co.uk

Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

Property Images









Your Connells office: 22 Spring Head, WEDNESBURY, West Midlands, WS10 9AD
T 0121 556 2338 **E** wednesbury@connells.co.uk

Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

Property Images

Your Connells office: 22 Spring Head, WEDNESBURY, West Midlands, WS10 9AD
T 0121 556 2338 **E** wednesbury@connells.co.uk

Property details **approval form**

48 Hill Street, Tipton, West Midlands, England, DY4 8PP
Date: 02 November 2026 **Property Ref and Version:** WED312678 - 0005

Floor Plan



Ground Floor **First Floor**

Total floor area 80.8 m² (870 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

Approval

	Signature	Date
Jessica Evans		
Mrs S.E. Dhillon		