



Connells  
0202 559 2338  
FOR SALE

Connells

Upper Church Lane  
Tipton



## Property Description

Connells Estate Agents in Wednesbury are delighted to present this three-bedroom property located in Tipton, offered for sale with no upward chain.

The ground floor briefly comprises a spacious and inviting lounge, a well-appointed fitted kitchen, and a convenient downstairs WC.

To the first floor, the property offers three generously sized bedrooms along with a family bathroom.

Externally, the property boasts a good-sized rear garden, with gated access to the rear providing excellent potential for off-road parking.

## Ground Floor

### Hallway

Having an entrance door, carpeted flooring, ceiling light point, radiator and doors leading to the storage cupboard, lounge and rear hallway.

### Lounge

14' 1" Max x 13' 3" Max ( 4.29m Max x 4.04m Max )

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

### Kitchen

11' 6" x 6' 11" ( 3.51m x 2.11m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a sink with drainer, space for appliances and plumbing for utilities, vinyl flooring, central heating boiler, radiator and a ceiling light point.

## Rear Hallway

Having doors leading to the WC, storage cupboard and rear garden.

## Wc

Having a double glazed window to the rear aspect, vinyl flooring, wc, and a ceiling light point.

## First Floor

### Landing

Having doors leading to the bedrooms and bathroom.

### Bedroom One

13' 3" Max x 13' 1" Max ( 4.04m Max x 3.99m Max )

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

### Bedroom Two

9' x 8' 6" ( 2.74m x 2.59m )

Having a double glazed window to the rear aspect, carpeted flooring and a radiator.

### Bedroom Three

7' 7" x 6' 6" ( 2.31m x 1.98m )

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

## Bathroom

Having a double glazed window to the rear aspect, bath, WC, wash hand basin, vinyl flooring, ceiling light point, towel radiator and part tiled walls.

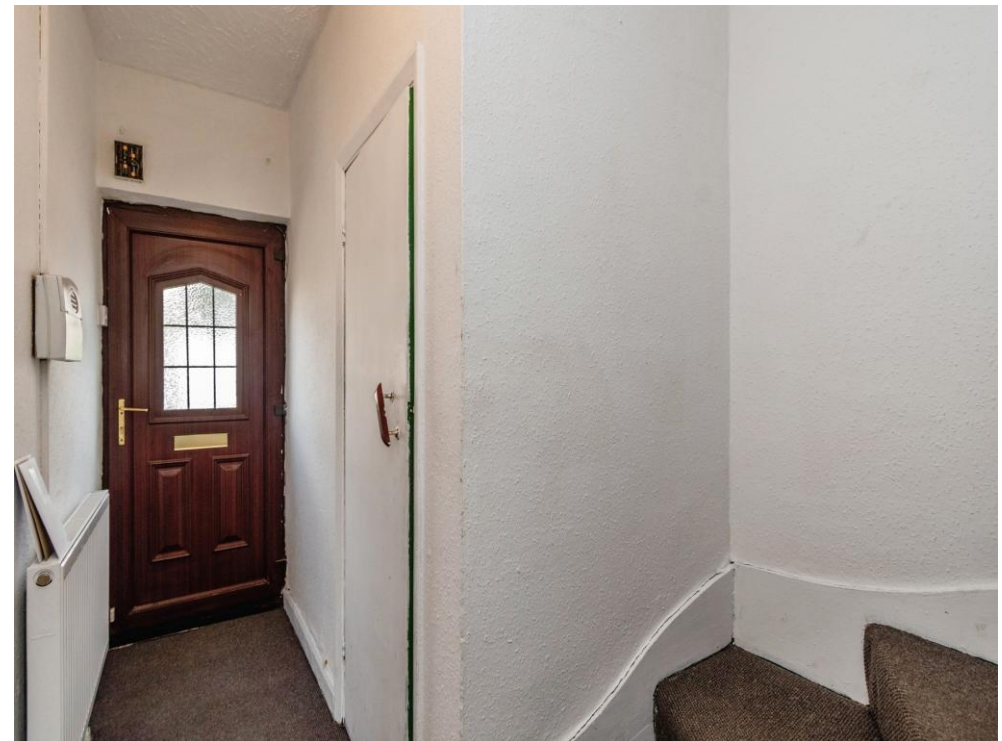
## Outside

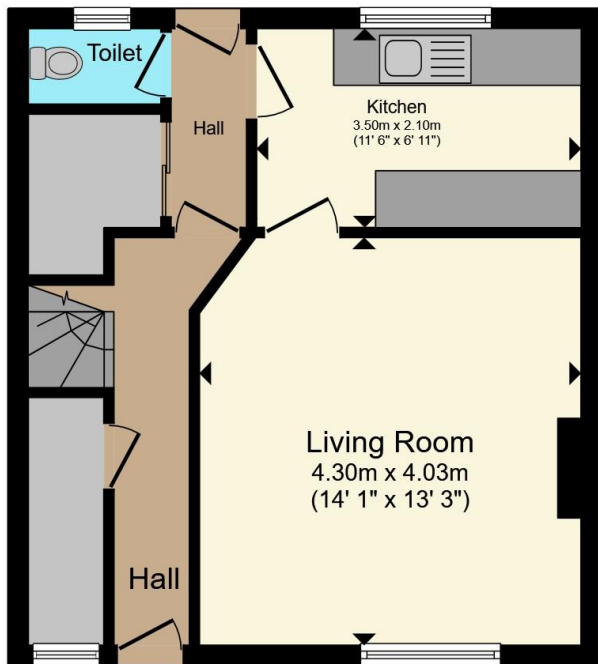
Front:

Being a block paved walled front garden with metal access gate.

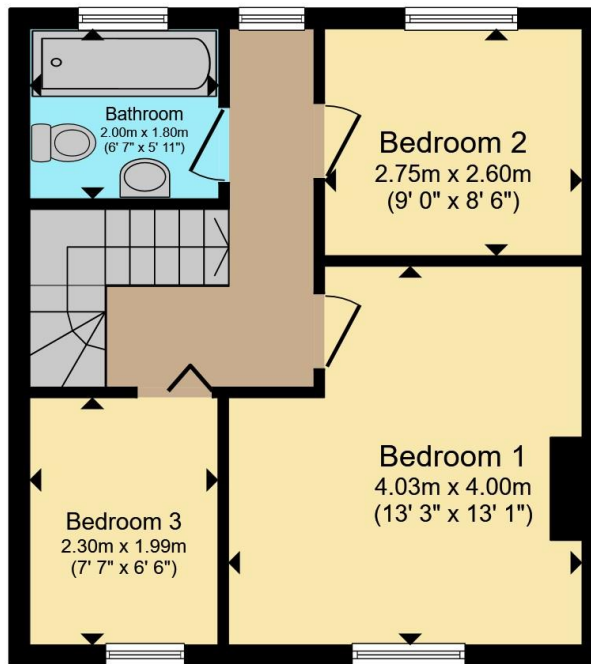
Rear:

Having a block paved patio, lawn and access gates to the rear providing potential for off road parking.





**Ground Floor**



**First Floor**



Total floor area 75.7 m<sup>2</sup> (815 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)



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EPC Rating: E Council Tax  
Band: A

**view this property online [connells.co.uk/Property/WED312294](http://connells.co.uk/Property/WED312294)**

Tenure: Freehold



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