





## Property Description

Welcome home to this beautifully presented modern property in Tipton, brought to you by Connells Estate Agents in Wednesbury. If you're dreaming of a home that's truly ready for you to simply unpack and start living, this is it!

Step inside and be greeted by a bright and welcoming entrance hallway. You'll immediately appreciate the thoughtfully designed ground floor, featuring a modern shaker-style kitchen that's a joy to cook in. It comes complete with integrated appliances, including a dishwasher, fridge freezer, and washing machine, making those everyday chores a breeze. A convenient downstairs WC adds to the practicality, while the spacious living room, with its inviting French doors opening onto the rear garden, offers the perfect spot for relaxing or entertaining.

Upstairs, discover three beautifully decorated bedrooms, each a peaceful sanctuary. The master bedroom boasts the luxury of its own ensuite bathroom, offering a touch of everyday indulgence. A separate, well-appointed family bathroom serves the remaining bedrooms, ensuring comfort for everyone.

Outside, convenience is key. You'll benefit from allocated parking and a garage, providing secure storage and peace of mind. The easy-to-maintain rear garden is a delightful extension of your living space, featuring a charming patio area perfect for al fresco dining and a lovely lawn. Side access to the front adds to the practicality.

## Entrance Hallway

Double glazed entrance door to front, laminate flooring, ceiling light point, radiator, under stairs storage cupboard, stairs to first floor landing, doors to kitchen, W.C and living room.

## Kitchen

11' 2" x 9' 5" ( 3.40m x 2.87m )  
Double glazed window to side, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, splash back tiling, electric oven, gas hob with cooker hood over, integrated fridge freezer, plumbing for washing machine and dishwasher, and ceiling spotlights.

## W.C

Double glazed window to side, WC, vanity wash hand basin, splash back tiling, laminate flooring, radiator and ceiling spotlights.

## Living Room

16' 1" max x 15' 9" max ( 4.90m max x 4.80m max )  
Double glazed windows to rear and side, double glazed French doors to rear, radiator, three ceiling light points and carpeted flooring.

## First Floor Landing

Airing cupboard, doors to bedrooms and family bathroom.

## Bedroom One

18' 6" max x 8' 8" max ( 5.64m max x 2.64m max )  
Two double glazed windows to sides, radiator, ceiling light point, carpet flooring and access to en suite.

## En Suite

Double glazed window to side, fully tiled walls and floor, shower cubicle, wash hand basin, WC, heated towel rail and ceiling light point.

## **Bedroom Two**

16' 1" max x 11' 6" max ( 4.90m max x 3.51m max )

Double glazed window to rear, radiator, ceiling light point and carpet flooring.

## **Bedroom Three**

9' 4" x 9' 2" ( 2.84m x 2.79m )

Double glazed window to side, radiator, ceiling light point and carpet flooring.

## **Bathroom**

Double glazed window to front, bath with shower over, WC, wash hand basin, radiator, extractor fan, ceiling light point, tiled walls and floor.

## **Outside**

Front:

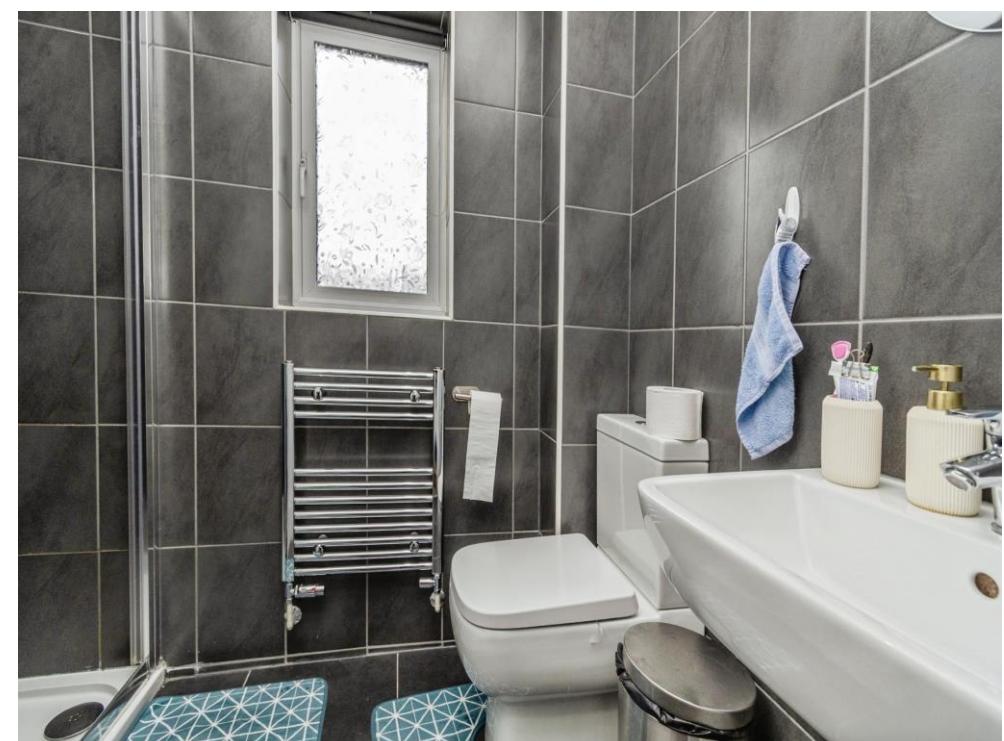
Gated access leading to shared car park, allocated spaces and garage.

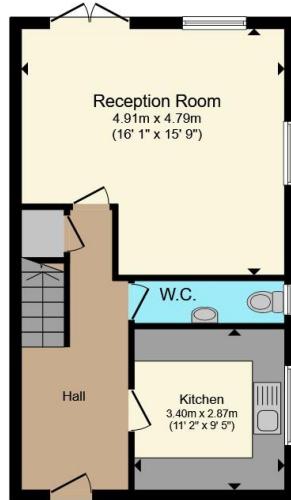
Rear:

Block paved patio, lawn and side access.

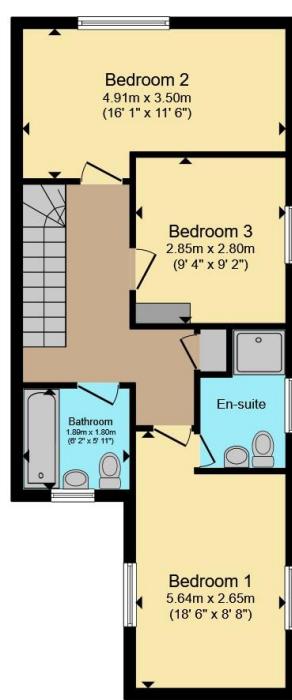
## **Garage**

Up and over door, power and lighting.





**Ground Floor**



**First Floor**

Total floor area 94.7 m<sup>2</sup> (1,019 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)

**Connells**

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: B    Council Tax  
 Band: C

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Tenure: Freehold



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