



**Connells**

Upper Church Lane  
Tipton



## Property Description

Connells is delighted to introduce this outstanding four-bedroom executive detached family home, situated in a sought-after and contemporary residential estate in Tipton. This remarkable property, positioned on a corner plot, offers an ideal blend of spacious, modern living and a highly convenient location, making it perfect for both growing families and professionals. It is conveniently located near a range of local shops, schools, and amenities, while also providing excellent public transport options and easy access to the M5 and M6 motorways, train stations, and the upcoming tram line.

### Entrance Porch

Double glazed door to the front elevation, double glazed window to the front.

### Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation, central heating radiator.

### Lounge

14' 9" x 10' 10" ( 4.50m x 3.30m )  
Double glazed window to the front & side, central heating radiator.

### Kitchen / Dining Room

21' x 11' 4" ( 6.40m x 3.45m )  
A fitted gloss kitchen to include a range of wall and base units with work surfaces over, one and a half bowl sink & drainer unit with mixer tap over, integrated fridge freezer & dishwasher, electric oven & gas hob with cooker hood over, central heating radiator, double glazed window to the rear, double glazed door to the rear leading to garden.

### Utility

6' 7" x 5' 7" ( 2.01m x 1.70m )  
Base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, plumbing for washing machine, plumbing for dishwasher, space for domestic appliances, door to the rear leading to garden.

### Cloakroom

Low level w.c., wash hand basin, central heating radiator, double glazed window to the side.

## First Floor

### Landing

Loft access, two storage cupboards.

### Bedroom One

15' x 10' 10" ( 4.57m x 3.30m )

Double glazed window to the front, fitted wardrobes, central heating radiator.

### En-Suite

Comprising shower cubicle, wash hand basin, low level w.c., heated towel rail, tiling, double glazed window to the front elevation.

### Bedroom Two

15' 9" x 9' 2" ( 4.80m x 2.79m )

Double glazed window to the front elevation, central heating radiator.

### Bedroom Three

12' 1" x 7' 10" ( 3.68m x 2.39m )

Double glazed window to the rear, central heating radiator.

### Bedroom Four

11' 5" x 7' 6" ( 3.48m x 2.29m )

Double glazed window to the rear, central heating radiator.

### Bathroom

Suite to comprise bath with main shower over, wash hand basin, low level w.c., heated towel rail, tiling, double glazed window to the rear.

### Outside

To the front of the property block paved driveway giving off road parking, lawned area, path approach to front door, side access to rear garden. Landscaped rear garden having paved patio area, lawned area with shrubs.

### Garage

17' 5" x 8' 10" ( 5.31m x 2.69m )

Up & over door to the front.

### Agents Note

MANAGED FREEHOLD

The sellers advise that they pay £300.00 per annum as a contribution towards upkeep

We have been advised that Planning Permission & Building Regulations was provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer

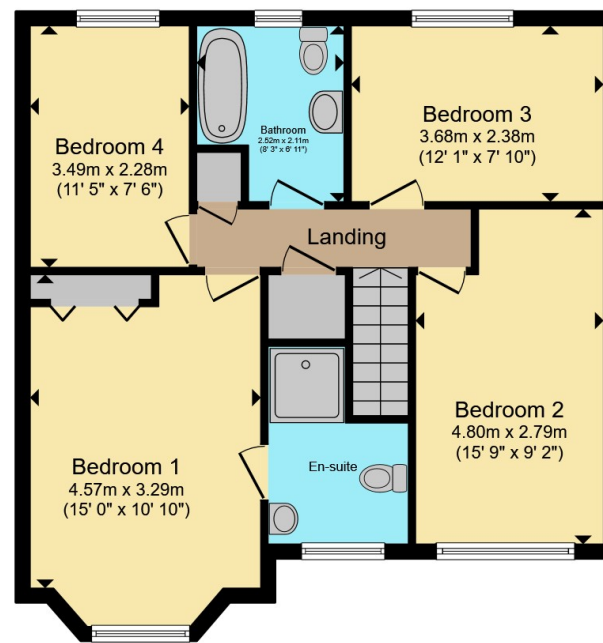








**Ground Floor**



**First Floor**

Total floor area 132.8 m<sup>2</sup> (1,429 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314713](http://connells.co.uk/Property/DUD314713)**



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.

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