



Connells

7 Oak Court Gospel Oak Road
Tipton



Property Description

Connells Estate Agents in Wednesbury are delighted to present this well-appointed two-bedroom apartment, situated on a sought-after residential development in Tipton.

This attractive development is particularly popular due to its peaceful setting, allocated parking, and convenient proximity to local schools, shops, and everyday amenities.

The accommodation is thoughtfully arranged and comprises two generously sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remainder of the property.

At the heart of the home is a bright and spacious open-plan living and kitchen area, creating an ideal space for both relaxing and entertaining. The living area is enhanced by a charming Juliet balcony, while the well-designed kitchen offers ample storage and workspace to cater for modern living.

Externally, the property further benefits from an allocated parking space, adding to the convenience and appeal of this fantastic apartment.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Communal Entrance Door

Having a communal entrance door from the private car park, from here are stairs leading to the apartment.

Entrance Hallway

Having doors leading to the bedrooms, lounge, storage cupboard and bathroom, vinyl flooring and two ceiling light points.

Kitchen/Living Room

22' Max x 13' 10" Max (6.71m Max x 4.22m Max)

Kitchen Area

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Being open plan to the lounge and having a double glazed window to the rear aspect, electric oven with gas hob and cooker hood over, plumbing for utilities, integrated fridge/freezer, sink with drainer, vinyl flooring and ceiling spotlights.

Living Area

Having two double glazed windows, a juliet balcony, carpeted flooring, two ceiling light points and a radiator.

Bedroom One

16' 5" x 10' 6" (5.00m x 3.20m)
Having two double glazed windows to the side aspect, carpeted flooring, ceiling light point and a radiator.

Ensuite

Having a walk in shower, WC, wash hand basin, towel radiator, part tiled walls, tiled flooring and a ceiling light point.

Bedroom Two

14' 1" Max` x 8' 10" Max (4.29m Max` x 2.69m Max)
Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bathroom

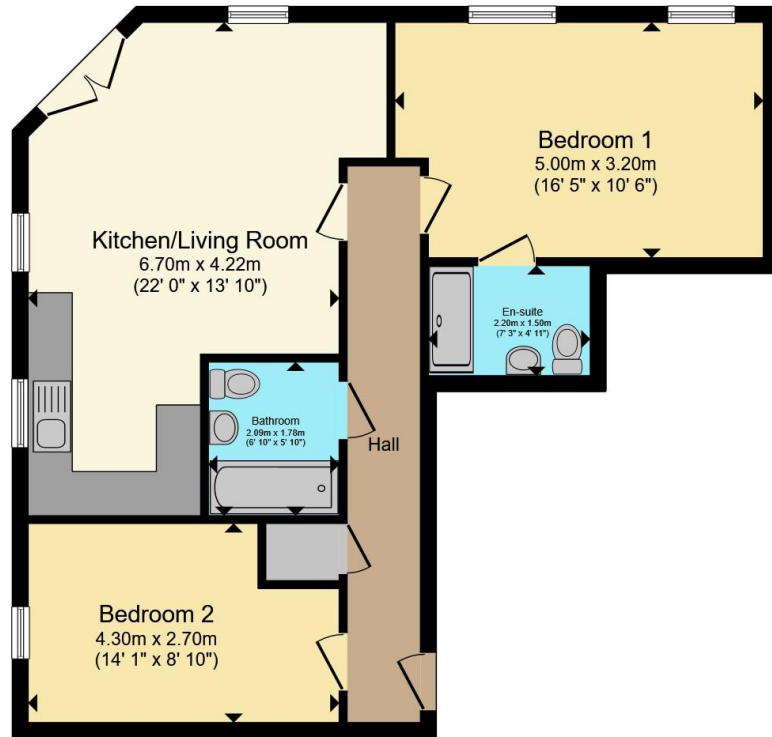
Having a bath with shower over, wash hand basin, WC, part tiled walls, vinyl flooring, towel radiator, and a ceiling light point.

Outside

Irregular Shaped Room x (x)

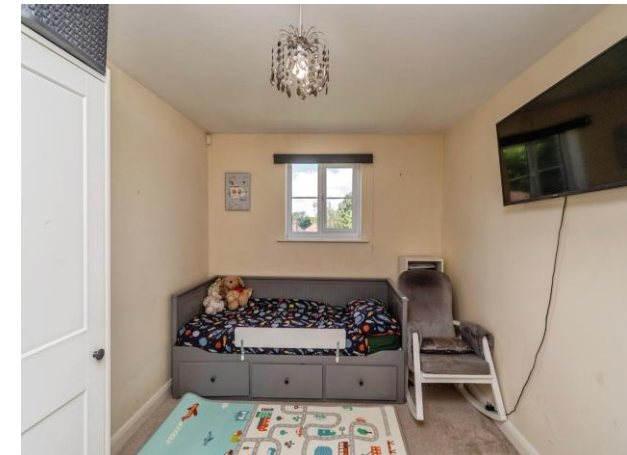
Having a communal private car park with allocated parking space





Total floor area 68.0 m² (732 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



To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
 WEDNESBURY WS10 9AD

EPC Rating: B Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WED312436

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED312436 - 0002