



**Connells**

Wooding Crescent  
Tipton



### Property Description

Connells Estate Agents in Wednesbury are delighted to present this impressive four-bedroom family home, situated on one of Tipton's most sought-after estates.

The ground floor boasts a thoughtfully designed layout, featuring a spacious lounge complete with a stylish fitted media wall and electric fireplace, creating a perfect focal point for relaxing and entertaining. This flows seamlessly into a contemporary open-plan kitchen and dining area, fitted with integrated appliances, generous worktop space, and ample storage.

Additional ground floor benefits include a convenient guest WC and a rear hallway offering plumbing for a washing machine along with extra storage cupboards. The former garage has been expertly converted into a versatile fourth bedroom, blending effortlessly with the rest of the home.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, finished to a high standard.

Externally, the property features a driveway providing off-road parking for multiple vehicles. To the rear, you'll find a beautifully landscaped garden with designated seating areas, as well as side access to the front-ideal for both relaxing and entertaining.

### Ground Floor

#### Hallway

Having a double glazed front entrance door, lounge and bedroom four.

### Lounge

Having a double glazed window to the front aspect, laminate flooring, fitted media wall with electric fireplace, ceiling light point and a radiator. A door from the lounge gives access to the rear hallway and stairs to the first floor.

### Kitchen/Diner

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having double glazed window to the rear aspect and two double glazed velux windows, a double electric oven, an electric hob offering plumbing for a washing machine along with extra storage cupboards. The former garage has been expertly converted into a versatile fourth bedroom, blending effortlessly with the rest of the home.

### Bedroom Four

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

### Rear Hallway

Having two storage cupboards, and door leading to the WC.

### Wc

Having a wash hand basin with vanity, a WC, ceiling spot lights, towel radiator, tiled walls and flooring, plumbing for a washing machine and fitted storage cupboard.

## First Floor

### Landing

Having doors leading to the bedrooms, bathroom and storage cupboard.

### Bedroom One

Having a double glazed window to the front aspect, laminate flooring, ceiling light point and fitted wardrobes.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Having a double glazed window to the rear aspect, tiled walls and flooring, a bath with shower over, WC, wash hand basin with vanity, ceiling spotlights and laminate flooring.

### Outside

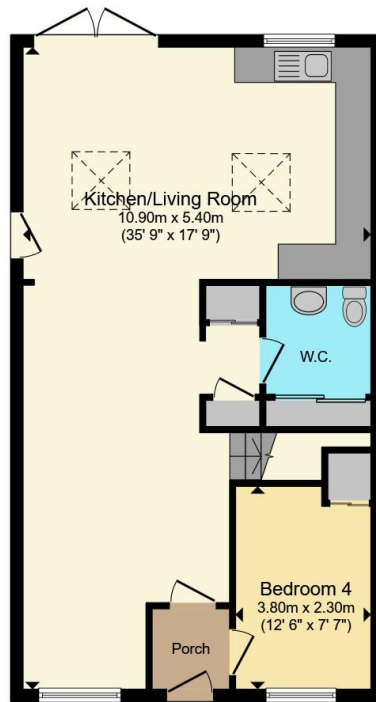
Front:

Having a crete print driveway providing parking for multiple vehicles.

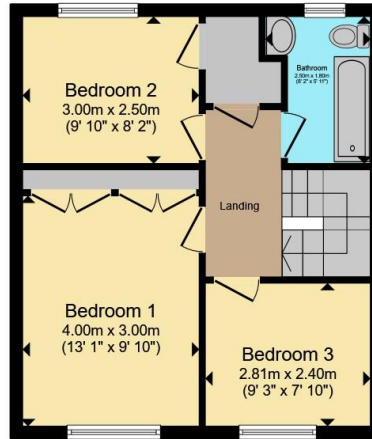
Rear:

Having patio area, lawn, borders containing shrubs and bushes and a further seating area to the rear of the garden.





**Ground Floor**



**First Floor**

Total floor area 105.5 m<sup>2</sup> (1,135 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

**T 0121 556 2338**

**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Spring Head  
WEDNESBURY WS10 9AD

EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/WED312267](http://connells.co.uk/Property/WED312267)**

Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED312267 - 0003