



Connells

Cecil Terrace
Tipton



Property Description

This contemporary semi-detached home is an excellent choice for first-time buyers and those looking to downsize. Ideally situated near various amenities, including train lines and an upcoming tram line, it offers convenience and accessibility. The property features double glazing and gas central heating, ensuring comfort throughout the year. The accommodation is presented to a high standard, making a viewing highly recommended.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

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

Lounge

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

Kitchen

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, central heating radiator, built-in understairs storage pantry, double glazed window to the rear, double glazed door to the rear leading to garden.

Cloakroom

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

First Floor

Landing

Bedroom One

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

Bedroom Two

Two double glazed windows to the front elevation, built-in airing cupboard housing boiler, central heating radiator.

Bathroom

Bath with main shower over, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the side.

Outside

To the front of the property block paved driveway giving off road parking, path approach to front door with shrubs, borders & lawn, side access to rear garden. Low maintenance rear garden having slabbed paved patio area, lawned area, storage shed.









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.focalagent.com

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUD315018



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: DUD315018 - 0004