





## Property Description

Situated in a popular residential area, this beautifully presented three-bedroom semi detached home has been thoughtfully extended to offer spacious, modern living for families, couples and those who may be looking to up-size.

The ground floor boasts of a welcoming hallway, a generous and stylish lounge/dining area filled with natural light. This follows round to the kitchen space fitted with stylish wall and base units, having integrated appliances and a door to the rear. From the diner there is doors leading to a conservatory which offers more spacious living.

Upstairs the property offers three-bedrooms including a bright airy master bedroom complemented by a contemporary family bathroom

Externally, the home benefits from a neatly presented frontage with driveway parking along with a delightful garden to the rear offering the perfect balance and lawn and patio area.

Located in a well-connected part of Tipton, the property is close to local schools, excellent transport links making it a superb choice for modern family living.

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## Entrance Porch

## Entrance Hall

Door to front, central heating radiator and doors to kitchen, utility, lounge and second reception.

## Downstairs W/C

Having low level W/C and wash hand basin.

## Utility Room

7' x 6' ( 2.13m x 1.83m )

Wall and base units, sink/drainers and a wall mounted radiator.

## Lounge/Diner

24' 8" MAX x 14' 5" ( 7.52m MAX x 4.39m )

Double glazed window to the front, door to the front, door to storage under the stairs, wall mounted radiator and stairs leading to the first floor.

## Kitchen

Wall and base units with a sink/drainers. Includes fitted appliances such as dishwasher, fridge freezer, microwave, oven and hob. There is a double glazed window to the rear and a wall mounted radiator.

## Conservatory

12' 4" x 9' 8" ( 3.76m x 2.95m )

Having double glazed windows and double

glazed doors to the rear.

## Landing

Double glazed window, Airing cupboard and loft access.

## Bedroom One

13' 11" x 8' ( 4.24m x 2.44m )

Double glazed window and wall mounted radiator.

## Bedroom Two

14' 8" x 8' ( 4.47m x 2.44m )

Double glazed window to the rear and a wall mounted radiator.

## Bedroom Three

9' 5" x 5' 11" ( 2.87m x 1.80m )

There is a double glazed window to the front and wall mounted radiator.

## Bathroom

Double glazed window, there is a low level W/C, whb/vanity, bath with over head shower and a Towel Radiator.

## Rear Garden

Patio to the front and lawn to the rear.









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](http://www.focalagent.com)

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**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
 OLDBURY B69 4EB

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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