



Connells

Bloomfield Road
Tipton



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom home on a desirable modern development in Tipton.

The property briefly comprises of an entrance hallway giving access to the much desired downstairs WC and separate utility room. To the rear of the downstairs is the kitchen with space for living, and the conservatory with french doors to the rear garden.

To the first floor is another lounge, which could be used as a fourth bedroom and bedroom three.

To the second floor are two double bedrooms with an ensuite to the master.

Externally the property boasts a private rear garden, tarmac driveway and a garage.

Ground Floor

Hallway

Having double glazed front entrance door, laminate flooring, ceiling light point, stairs to the first floor and doors leading to the WC, utility room, utility room and kitchen.

Wc

Having a radiator, laminate flooring, tiled

splashbacks, ceiling light point, wash hand basin and WC.

Utility Room

8' 2" x 6' 4" (2.49m x 1.93m)

Previously used as a study, the current owner has converted this space in to a utility room. Having wall and base units, a laminate worktop and plumbing for utilities.

Kitchen/Reception Room

20' 4" Max x 13' 8" Max (6.20m Max x 4.17m Max)

Being a kitchen/reception area with plenty of space for dining or living. Having double glazed french doors to the rear giving access to the conservatory, laminate flooring, three ceiling light points, storage cupboard and a radiator. The fully fitted kitchen area comes complete with wall, base and drawer units, laminate worktops, sink with drainer, plumbing for a dishwasher, electric oven, gas hob, cooker hood and breakfast bar.

Conservatory

13' 7" x 9' 2" (4.14m x 2.79m)

Having double glazed french doors to the rear aspect giving access to the rear garden, laminate flooring and ceiling spotlights.

First Floor

Landing

Having doors leading to the lounge, bedroom three and the family bathroom.

Bedroom 3

13' 7" Max x 10' (4.14m Max x 3.05m)

Having two double glazed windows to the front aspect, carpeted flooring, ceiling light point and a radiator.

Family Bathroom

Having part tiled walls, laminate flooring, bath, WC, wash hand basin, ceiling light point and a radiator.

Second Floor Landing

Having doors leading to bedroom 1 & 2.

Bedroom 1

13' 7" x 10' 11" (4.14m x 3.33m)

Having two double glazed windows to the rear aspect, carpeted flooring, ceiling light point, radiator, built in wardrobes and door to the ensuite.

Ensuite

Having part tiled walls, laminate flooring, radiator, shower cubicle, wash hand basin, WC and ceiling light point.

Bedroom 2

13' 7" Max x 12' 4" Max (4.14m Max x 3.76m Max)

Having two double glazed windows to the front aspect, carpeted flooring, ceiling light point and a radiator.

Outside

Front:

Having a path leading to the front door and decorative graved areas.

Rear:

Being a private rear garden with lawn and a gate to the rear giving access to parking and the garage.

Parking

Having a tarmac driveway to the rear of the property providing access to the garage.

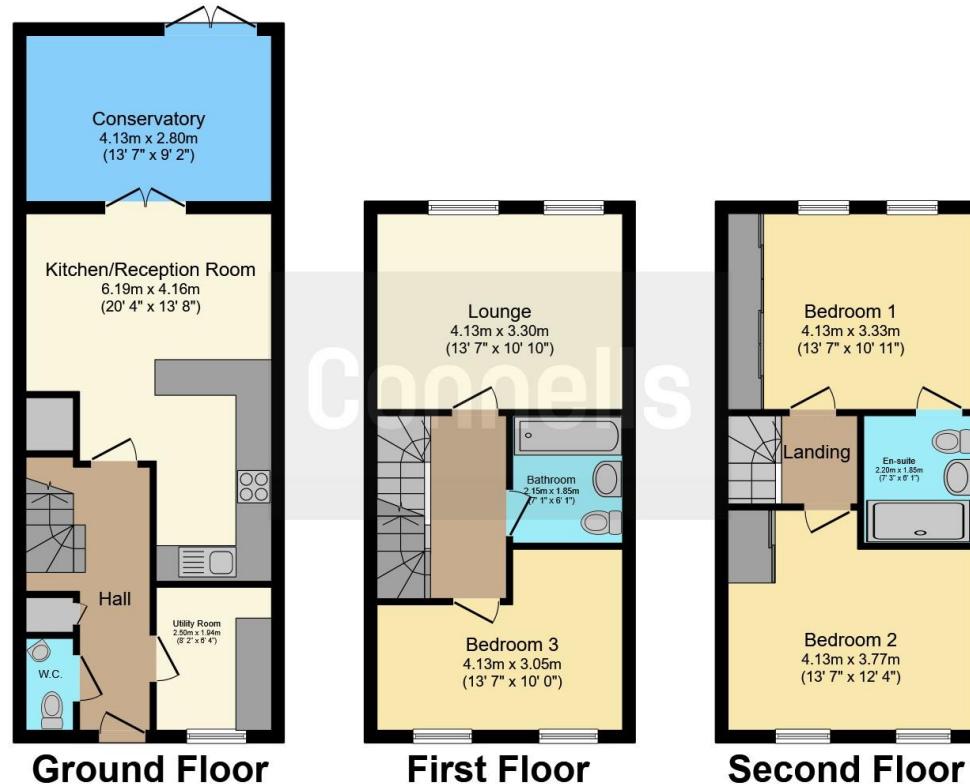
Garage

Having up and over doors for access.









Total floor area 120.2 m² (1,294 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.focalagent.com

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EPC Rating: C

Tenure: Freehold

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