



Connells

Burns Avenue
TIPTON



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached property, offered with no upward chain, a perfect first time buy or investment opportunity.

To the ground floor, the property briefly comprises of an entrance porch giving access to the hallway, a spacious 'L Shaped' lounge/diner which flows perfectly to the fully fitted kitchen, providing ample workspace, storage and plumbing for utilities. The downstairs also benefits from having a second reception room and a much desired downstairs WC.

Upstairs, the property boasts three good sized bedrooms and a family shower room.

Outside the property benefits from having a private rear garden with patio and lawn.

Entrance Porch

Double glazed double doors to front elevation, double glazed window to side, vinyl flooring, ceiling light point, doors to side room and hallway with stairs to first floor landing.

Side Room

17' 1" x 6' 7" (5.21m x 2.01m)
Double glazed window to side, double glazed door and window to rear, carpet, two ceiling light points and door to rear lobby.

Rear Lobby

Access to under stairs storage cupboard, ground floor WC and kitchen.

Downstairs W.C

WC, vinyl flooring and ceiling light point.

Kitchen

11' 3" x 7' 6" (3.43m x 2.29m)
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, space for appliances, plumbing for washing machine, tiled walls, vinyl flooring, ceiling light point and access to the lounge.

Lounge Diner

11' 3" max x 15' 3" max (3.43m max x 4.65m max)
An 'L' shaped lounge diner having two double glazed windows to front, sliding doors to the rear garden, laminate flooring, three ceiling light points and two radiators.

First Floor Landing

Double glazed window to side, carpet, ceiling light point, doors to bedrooms and shower room.

Bedroom One

10' 8" max x 11' 7" max (3.25m max x 3.53m max)
An 'L' shaped room with double glazed window to front, fitted wardrobes, carpet, ceiling light point and radiator.

Bedroom Two

9' 5" x 11' 7" (2.87m x 3.53m)
Double glazed window to rear, fitted wardrobes, carpet, ceiling light point and radiator.

Bedroom Three

7' 6" x 8' 4" (2.29m x 2.54m)
Double glazed windows to front and side, carpet, ceiling light point and radiator.

Shower Room

Double glazed windows to rear and side, vanity wash hand basin, vinyl flooring, shower cubicle and WC.

Outside

Front:

Lawn to front and pathway to front door.

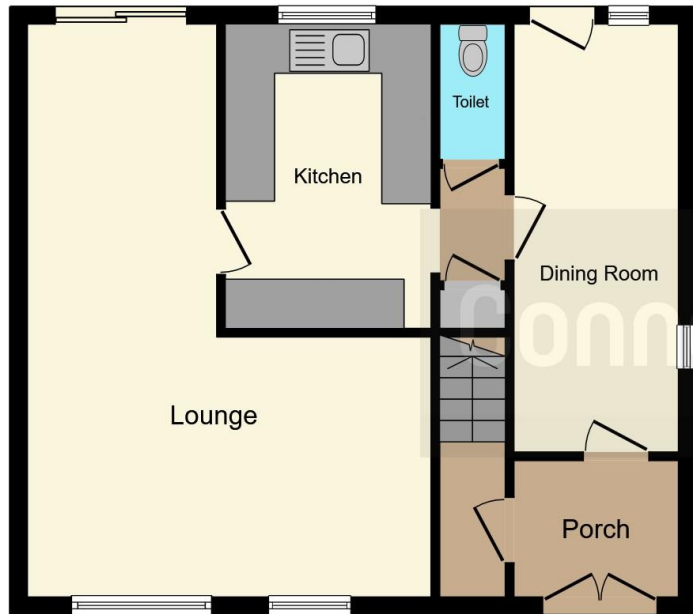
Rear:

Block paved patio and lawn.

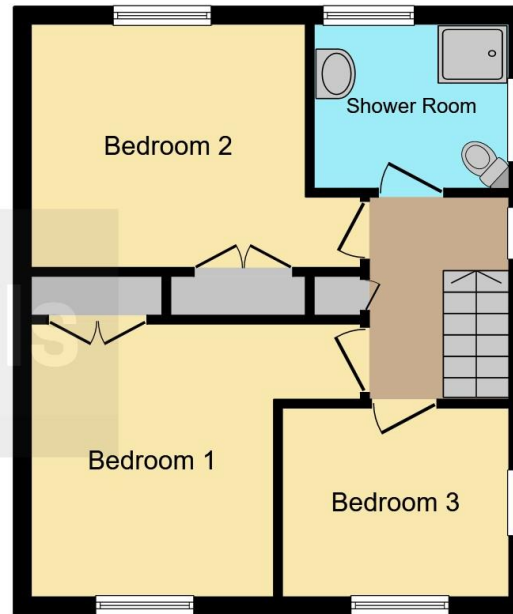
Agents Note

The property is of non - standard construction [concrete] please speak with your conveyancer





Ground Floor



First Floor



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

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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/WED311859

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.

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