



Connells

Tibbats Close
Woodgate Valley

Tibbats Close Woodgate Valley B32 3TF

for sale
£220,000



Property Description

Set in a cul-de-sac, Tibbats Close is a much-loved family home, offering spacious and versatile accommodation with a wealth of added extras, perfect for modern family living.

Ideally situated within walking distance of the stunning Woodgate Valley Country Park and Farm, residents can enjoy over 450 acres of picturesque countryside, scenic woodland walks, open green spaces and family-friendly attractions right on their doorstep - a perfect setting for those who appreciate nature and the outdoors.

Inside, the property has been thoughtfully designed to maximise both comfort and practicality. A welcoming entrance leads to a convenient ground floor WC and into the heart of the home - a spacious family kitchen, providing the ideal space for everyday living, entertaining and creating lasting memories.

The integral garage offers exceptional flexibility and can easily be adapted to suit a variety of lifestyles, whether as a home office, playroom, gym or even an additional bedroom, making this home ideal for growing families or those working from home.

To the rear, the property boasts a , low-maintenance garden, perfect for relaxing, entertaining guests or enjoying family time without the upkeep.

Combining generous living space, versatile accommodation and an enviable location

close to excellent amenities, schools and beautiful countryside, Tibbats Close presents a fantastic opportunity to purchase a wonderful family home in a highly desirable setting.

Approach

Set back behind a private paved front garden.

Porch

Enclosed porch, storage cupboard, door to;

Entrance Hallway

Doors and stairs off.

Guest W.C

Ceiling light point, low flush w.c, hand wash basin.

Kitchen/Diner

16' 2" x 9' 9" (4.93m x 2.97m)

Matching wall and base units, sink with drainer and mixer tap, space for cooker, fridge/freezer, washing machine and dish washer, ceiling light point, panelled radiator, window to rear.

Lounge

16' x 12' 4" (4.88m x 3.76m)

Ceiling light points. wall lights, panelled radiator, feature fireplace french doors to garden.

Office/Bedroom Four

15' x 7' 8" (4.57m x 2.34m)
Strip lighting, laminate flooring.

Landing

Ceiling light point, loft access.

Bedroom One

13' 1" x 9' 9" (3.99m x 2.97m)
Ceiling light point, panelled radiator, built in wardrobe, window to front.

Bedroom Two

12' 11" x 9' 9" (3.94m x 2.97m)
Ceiling light point, panelled radiator, built in storage cupboard/wardrobe, window to rear.

Bedroom Three

9' 9" x 7' 3" (2.97m x 2.21m)
Ceiling light point, panelled radiator, window to rear.

Bathroom

Panelled bath with shower over, hand wash basin, low flush w.c, laminate flooring, window to front, fully tiled.

Rear Garden

Fully paved low maintenance rear garden with timber fence surround.

Agents Note

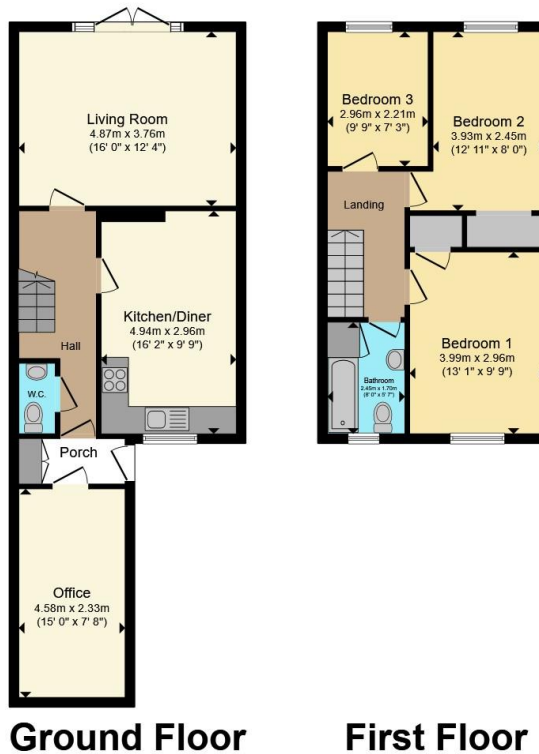
Please note this property is of none standard construction, please call the office on 0121 426 2800 for further details.

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.









Total floor area 94.7 m² (1,019 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

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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