



Connells

Elizabeth Walk
Tipton



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this beautifully presented three bedroom semi-detached home, situated on arguably one of the most desirable estates in Tipton.

The ground floor offers a bright and spacious through lounge diner, providing an excellent versatile living and entertaining space, together with a fully fitted and well-maintained kitchen.

To the first floor are three good-sized bedrooms, with the two larger bedrooms having been recently redecorated and benefiting from fitted wardrobes. Completing the accommodation is a modern shower room with walk-in shower and vanity unit.

Externally, the property benefits from a garage with power, lighting and an electric roller door, together with ample off-road parking to the front. To the rear is a beautifully landscaped garden featuring two patio areas, lawn and a stunning pergola, creating an attractive space for relaxing and entertaining.

The property's location is another major benefit, being well placed for highly regarded local schools, major retailers and excellent transport links, including convenient access to surrounding areas and the motorway network.

Ground Floor

Entrance Porch

Having a double glazed door to the front aspect and double glazed door giving access to the hallway.

Entrance Hallway

Having laminate flooring, ceiling light point, radiator, stairs to the first floor and doors leading to the lounge, kitchen and under stairs storage cupboard.

Lounge/Diner

22' 7" max x 12' max (6.88m max x 3.66m max)

Being a through lounge/diner having double glazed doors to the front and rear aspects, laminate flooring, two ceiling light points, two radiators and gas fire place with surround.

Kitchen

10' 10" x 6' 11" (3.30m x 2.11m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, tiled flooring and splash backs, electric oven, gas hob, cooker hood, plumbing for a washing machine, a sink with drainer, the central heating boiler and, ceiling light point and door leading to the garage.

First Floor

Landing

Having a double glazed window to the side aspect, carpeted flooring, ceiling light point, storage cupboard and doors leading to the bedrooms and bathroom.

Bedroom One

12' 5" x 11' 2" (3.78m x 3.40m)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and fitted wardrobes.

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point, radiator and fitted wardrobes.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and a storage cupboard.

Shower Room

6' 11" x 5' 7" (2.11m x 1.70m)

Having a double glazed window to the rear aspect, carpeted flooring, tiled walls, shower cubicle, wash hand basin with vanity, WC, ceiling light point and a radiator.

Outside

Front:

Having a brick paved driveway providing off road parking and a lawn with decorative borders.

Rear:

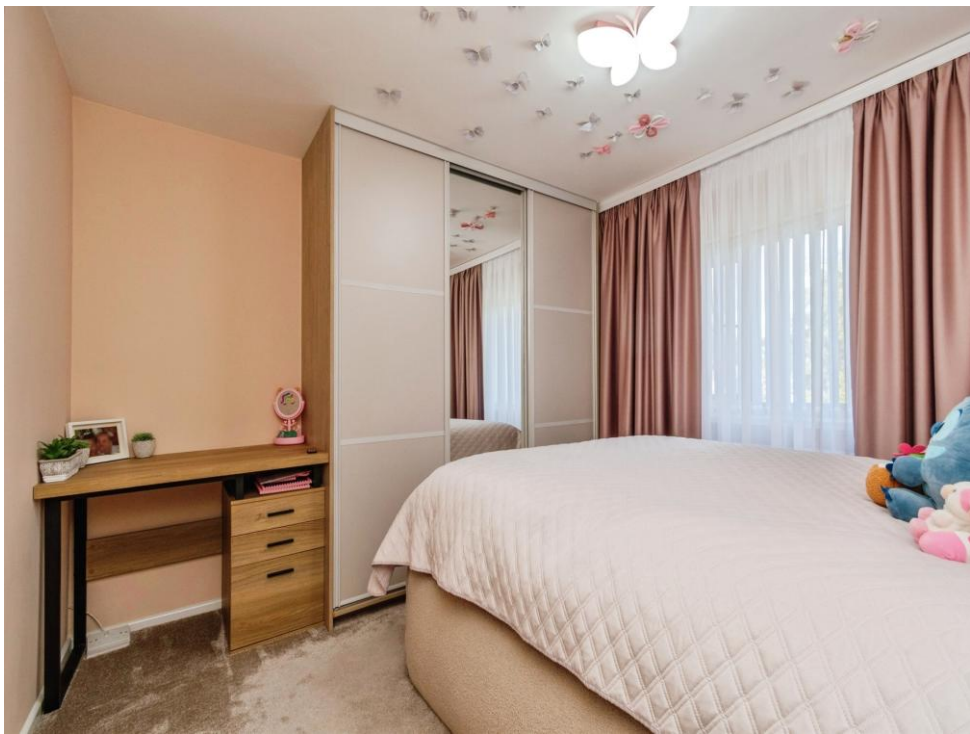
Having a brick paved patio, lawn, borders with mature shrubs and bushes, door to the storage room and a further patio to the rear with pergola.

Garage

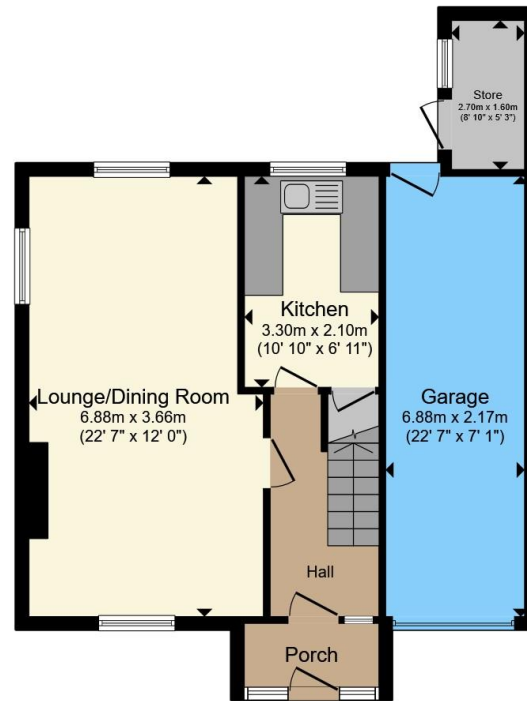
22' 7" x 7' 1" (6.88m x 2.16m)

Having an electric roller entrance door to the front, power, lighting and door to the rear giving access to the garden.

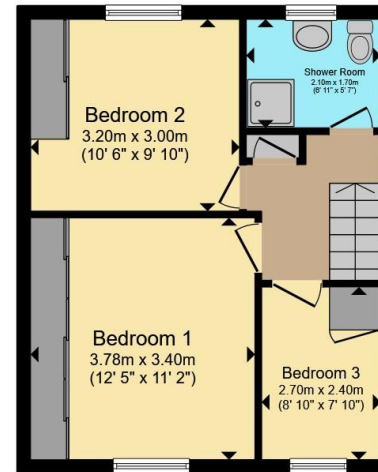








Ground Floor



First Floor

Total floor area 95.8 m² (1,032 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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WED312625



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