

Connells

St. Helens Avenue
Tipton

St. Helens Avenue
Tipton DY4 7LR

for sale offers over
£170,000







Property Description
Presenting a well-maintained 2-bedroom property located on a modern development in Tipton, offered with the significant advantage of no upward chain. This home provides a comfortable and convenient living experience.

The ground floor features a spacious lounge, offering a generous area for relaxation. Doors from the lounge lead to a practical conservatory, providing an additional versatile space. The kitchen is modern in design, with adequate space for appliances and plumbing for a washing machine, catering to everyday needs.

On the first floor, you will find two well-proportioned bedrooms, each offering comfortable accommodation. A fitted bathroom serves this level, providing essential facilities.

Externally, the property benefits from a driveway for off-road parking. The rear garden has been thoughtfully landscaped, incorporating decking for outdoor seating, a patio area, and a lawn. Side access to the front of the property is also provided, enhancing its practicality. This property represents a straightforward and appealing opportunity for prospective buyers.

Entrance Hall
Double glazed entrance door to front, carpeted, radiator, ceiling light point, stairs to first floor landing and doors to kitchen and lounge.

Kitchen
7' 8" max x 10' 11" max (2.34m max x 3.33m max)
Double glazed window to front, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, electric oven with gas hob and cooker hood over, plumbing for washing machine, space for fridge freezer, vinyl flooring and ceiling light point.

Lounge
14' 5" x 11' 10" (4.39m x 3.61m)
Carpeted, two ceiling light points, radiator and doors to the rear leading to the conservatory.

Conservatory
11' 10" x 9' 10" (3.61m x 3.00m)
DG doors to rear garden and laminate flooring.

First Floor Landing
Carpeted, ceiling light point and doors to bedrooms and bathroom.

Bedroom One
11' 10" x 8' 6" (3.61m x 2.59m)
Double glazed window to rear, carpeted, ceiling light point, radiator and airing cupboard.

Bedroom Two
11' 6" max x 8' 2" max (3.51m max x 2.49m max)
Double glazed window to front,carpeted, ceiling light point, radiator and door to airing cupboard.

Bathroom
Double glazed window to side, fully tiled floor and walls, bath with shower over, wash hand basin, WC, ceiling light point and radiator.

Outside
Front garden:
Block paved driveway and pathway to front door.

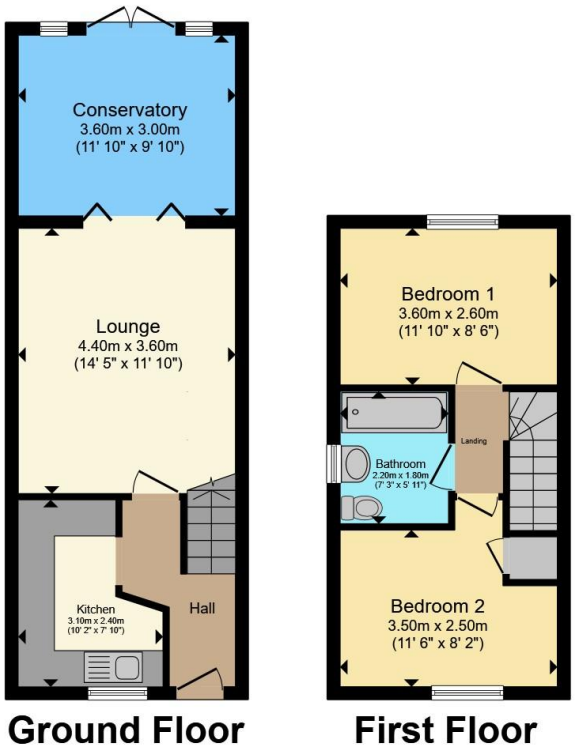
Rear garden:
Decking, patio, lawn and side access to front elevation.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







Ground Floor **First Floor**





Total floor area 66.2 m² (713 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

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WED312089

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.