



**Connells**

Sundowner Grove  
Tipton



### Property Description

Connells Estate Agents in Wednesbury are delighted to present this beautifully maintained two-bedroom 'nearly new' home, ideally situated on a sought-after development in Tipton.

The ground floor offers a welcoming entrance hallway with useful under stairs storage, a spacious and inviting lounge, a convenient downstairs WC, and a modern fitted kitchen complete with plumbing for utilities and ample space for appliances.

Upstairs, the property features two generously sized bedrooms and a stylish, contemporary family bathroom.

Externally, the home benefits from two allocated parking spaces to the front, along with a low-maintenance, landscaped rear garden and a useful outbuilding-perfect for additional storage.

Ideally located, the property enjoys easy access to excellent transport links, a range of local amenities, and major supermarkets, making it perfect for both first-time buyers and investors alike.

### Entrance Hall

Double glazed door to front, carpet flooring, radiator, ceiling light point, radiator, stairs to first floor landing and door to living room.

### Living Room

Double glazed window to front, carpet flooring, radiator, ceiling light point and door to rear lobby.

### Rear Lobby

Doors to ground floor W.C, kitchen and storage space.

### Ground Floor W.C

Double glazed window to side, W.C, wash hand basin, splash back tiling, vinyl flooring, radiator and ceiling light point.

### Kitchen

Double glazed window and French doors to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven and hob with cooker hood over, integrated: fridge freezer, washing machine and dishwasher, breakfast bar, radiator, vinyl flooring and two ceiling light points.

### First Floor Landing

Carpet flooring, ceiling light point, loft access point, doors to bedrooms and bathroom.

### Bedroom One

Double glazed window to rear, storage cupboard, radiator, ceiling light point and carpet flooring.

### Bedroom Two

Two double glazed windows to front, radiator, ceiling light point and carpet flooring.

### Bathroom

Double glazed window to side, bath with shower over, W.C, wash hand basin, part tiled walls, radiator and ceiling light point.

## Outbuilding

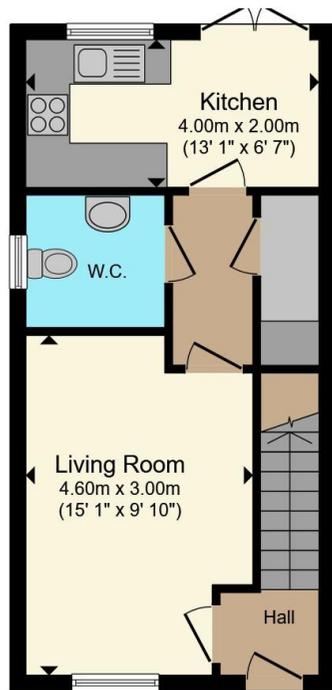
Two double glazed windows and entrance door to front.

## Outside

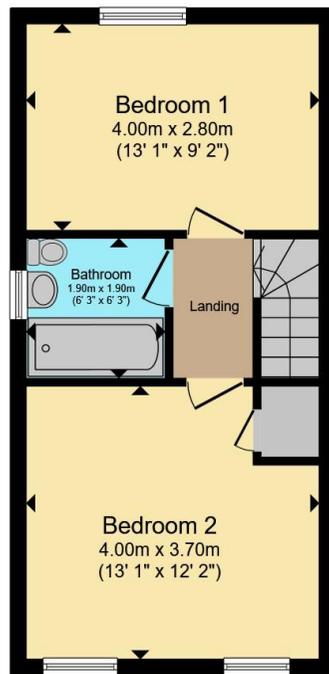
Front:  
x 2 Allocated parking spaces and pathway to front door.

Rear:  
Patio, artificial lawn, side access to the front of the property and further access to the outbuilding.

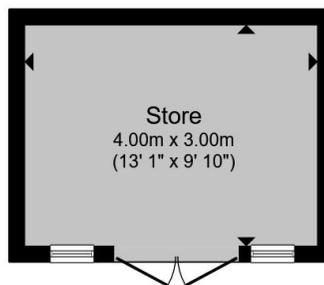




**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 80.8 m<sup>2</sup> (870 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



To view this property please contact Connells on

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EPC Rating: B Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WED312277](http://connells.co.uk/Property/WED312277)**



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.

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Property Ref: WED312277 - 0003