

Connells

Catherton Close
Tipton

Catherton Close
Tipton DY4 0DQ

for sale offers over
£300,000







Property Description

Connells Estate Agents are pleased to offer for sale this beautifully presented four-bedroom semi-detached family home, situated within the highly desirable Farmer Way estate in Tipton. Occupying a pleasant cul-de-sac position, this attractive property is ideally suited to growing families looking to upsize or secure a home in a sought-after residential location.

The ground floor briefly comprises a recently decorated lounge with French doors opening onto the rear garden, a modern fitted kitchen, a convenient downstairs WC and internal access to the garage. The garage also offers excellent potential for conversion, subject to the necessary permissions, creating the opportunity for a spacious open-plan kitchen/diner.

To the first floor are four well-proportioned bedrooms, providing excellent accommodation for families, alongside a well-presented family bathroom.

Externally, the property benefits from a generous driveway providing off-road parking for multiple vehicles, together with a well-maintained, low-maintenance rear garden, ideal for relaxing and entertaining.

The location is particularly appealing, offering convenient access to local transport links and a selection of popular nearby schools, including Ocker Hill and Wednesbury Oak Primary Schools.

Entrance Hallway

Downstairs Wc

Lounge
23' 9" x 8' 6" (7.24m x 2.59m)

Kitchen
13' 9" x 7' 7" (4.19m x 2.31m)

First Floor Landing

Bedroom One
11' 2" x 11' 2" (3.40m x 3.40m)

Bedroom Two
10' 6" x 7' 10" (3.20m x 2.39m)

Bedroom Three
9' 10" x 7' 10" (3.00m x 2.39m)

Bedroom Four
9' 2" x 6' 11" (2.79m x 2.11m)

Bathroom

Outside

Front:

Paved driveway with access to garage.

Rear:

Slabbed patio area and grass.

Garage
17' 5" x 9' 2" (5.31m x 2.79m)







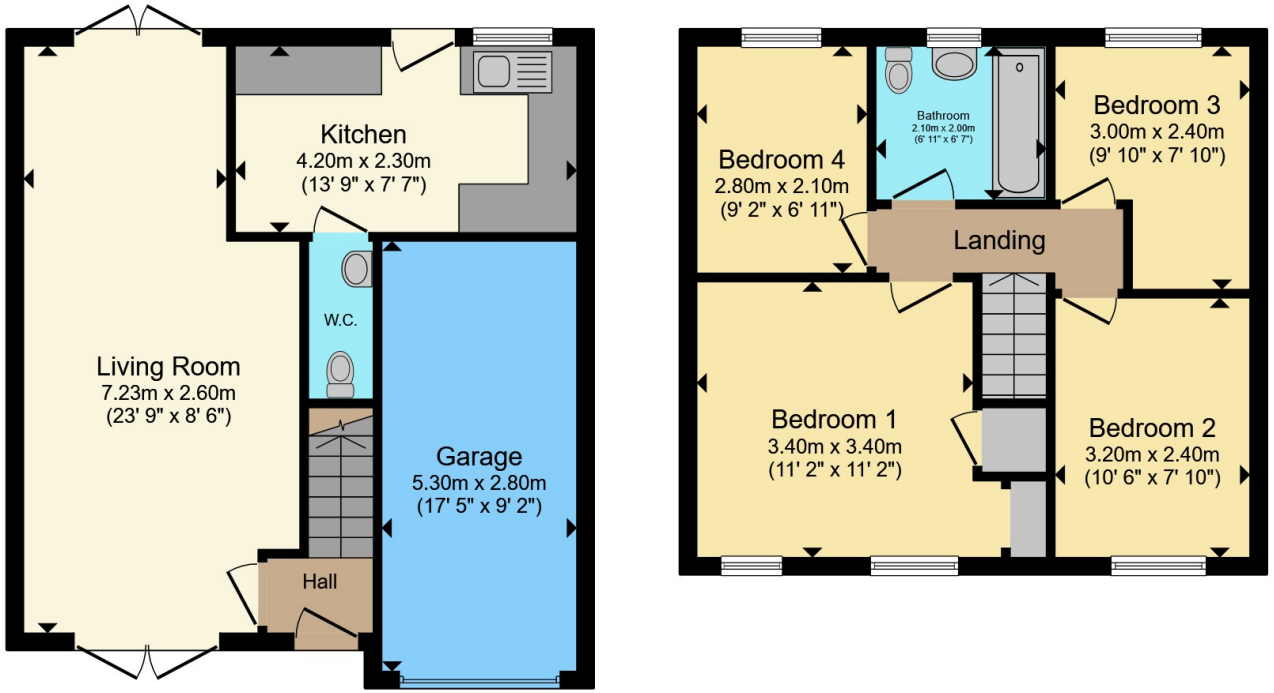







EAT
SLEEP
GAME
REPEAT
LEVEL
UP
GAMER
SILVER





Ground Floor **First Floor**

Total floor area 93.1 m² (1,002 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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22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WED312737

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