



Connells

Richards Road
Tipton



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this modern three bedroom property in Tipton.

To the ground floor the property briefly comprises of an entrance porch giving access to the entrance hallway, from the hallway are stairs to the first floor and a door leading to the lounge. From the lounge is the modern fitted with ample storage and space for appliances. The ground floor also benefits from having a conservatory, with patio doors leading to the rear garden.

To the first floor are three bedrooms and a modern fitted shower room.

Externally the property benefits from having a low maintenance rear garden with side access to the front, and off road parking through iron gates to the front of the property.

Entrance Porch

Double glazed door to front and further door into:-

Entrance Hallway

Stairs to first floor landing and door to the lounge.

Lounge

13' 5" max x 12' 4" max (4.09m max x 3.76m max)
Double glazed window to front, radiator and access to the kitchen.

Kitchen

15' 7" max x 3' 2" max (4.75m max x 0.97m max)
Double glazed window to the rear, fitted with a range of wall and base units with work surfaces over, splash back tiling, sink drainer, space for appliances, fridge/freezer and dishwasher included, plumbing for washing machine, radiator, ceiling spotlights, under

stairs storage cupboard, tiled flooring and door to conservatory.

Conservatory

Tiled flooring and double glazed door to side leading to the rear garden.

First Floor Landing

Doors to bedrooms and shower room.

Bedroom One

12' 4" max x 13' 4" max (3.76m max x 4.06m max)
Double glazed window to front, fitted wardrobes, storage cupboard and radiator.

Bedroom Two

12' 4" max x 8' 6" max (3.76m max x 2.59m max)
Double glazed window to rear, storage cupboard and radiator.

Bedroom Three

6' 5" x 10' 4" (1.96m x 3.15m)
Double glazed window to front and radiator.

Shower Room

Double glazed window to rear, fully tiled, shower cubicle, WC and vanity wash hand basin.

Outside

Front:
Crete print driveway.

Rear:
Patio, gravelled garden and side access.

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."





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.focalagent.com

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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