



**Connells**

Clifford Court Toll End Road  
Tipton



### Property Description

#### Notice of Offer

Flat 5 Clifford Court, Toll End Road DY4 0JH  
We advise that an offer has been made for the above property in the sum of £85,000.

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Connells 22 Springhead, Wednesbury, WS10 9AD 0121 556 2338

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom apartment in Tipton, offered with no upward chain!

The property briefly comprises of two spacious bedrooms, a lounge with Juliet balcony, a fully fitted bathroom, and a fitted kitchen with plumbing for utilities and space for appliances.

The property sits in a great location to provide easy access to local schools, shops and other amenities.

### Entrance Hall

Telecom entry system from communal entrance, door to side, electric radiator, two ceiling light points, carpet, storage cupboard, doors to the bedrooms, bathroom and living room.

### Living Room

18' 1" max x 13' 1" max ( 5.51m max x 3.99m max )

Double glazed doors to rear, Juliet balcony, carpet, two ceiling light points, electric radiator and open plan access to the kitchen.

### Kitchen Area

Double glazed window to front, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven, gas hob with cooker hood over, plumbing for washing machine, space for fridge freezer, vinyl flooring, central heating boiler and ceiling light point.

### Bedroom One

10' 1" x 13' 1" ( 3.07m x 3.99m )  
Double glazed window to rear, carpet, ceiling light point and radiator.

### Bedroom Two

9' 1" x 10' 1" ( 2.77m x 3.07m )  
Double glazed window to front, carpet, ceiling light point and radiator.

### Bathroom

Double glazed window to front, bath with shower over, WC, wash hand basin, vinyl flooring, splash back tiling, ceiling spotlights and radiator.

### Outside

Allocated parking and communal entrance door.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Spring Head  
 WEDNESBURY WS10 9AD

EPC Rating: C Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WED311852](http://connells.co.uk/Property/WED311852)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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