



Connells

Doughty Close  
Tipton



### Property Description

Connells Estate Agents in Wednesbury are delighted to introduce this charming two-bedroom apartment. Whether you are a first-time buyer looking for a place to call your own, or a savvy investor seeking a ready-to-go opportunity, this home is offered with no onward chain.

The property briefly comprises of a private front entrance door, two spacious bedrooms, a well presented bathroom and spacious lounge/diner open plan to the modern kitchen.

Outside the property benefits from allocated parking and a private rear garden.

The property sits in a prime location, offering easy access to transport links, schools, shops and other popular amenities.

### Entrance Hallway

Having a double glazed front entrance door and stairs leading to the first floor.

### Landing

Having airing cupboard, carpeted, ceiling light point and doors leading to the bedrooms, bathroom and lounge.

### Through Lounge Kitchen

18' 4" max x 18' 1" max ( 5.59m max x 5.51m max )

### Lounge Area

Double glazed windows to front and rear, carpeted, ceiling light point, electric radiator and open plan access to kitchen.

### Kitchen Area

Double glazed window 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, plumbing for washing machine, space for fridge freezer, vinyl flooring and ceiling light point.

### Bedroom One

11' 6" max x 9' 11" max ( 3.51m max x 3.02m max )

Double glazed window to rear, electric radiator, carpeted and ceiling light point.

### Bedroom Two

7' 10" x 7' 3" ( 2.39m x 2.21m )

Double glazed window to side, electric radiator, carpeted and ceiling light point.

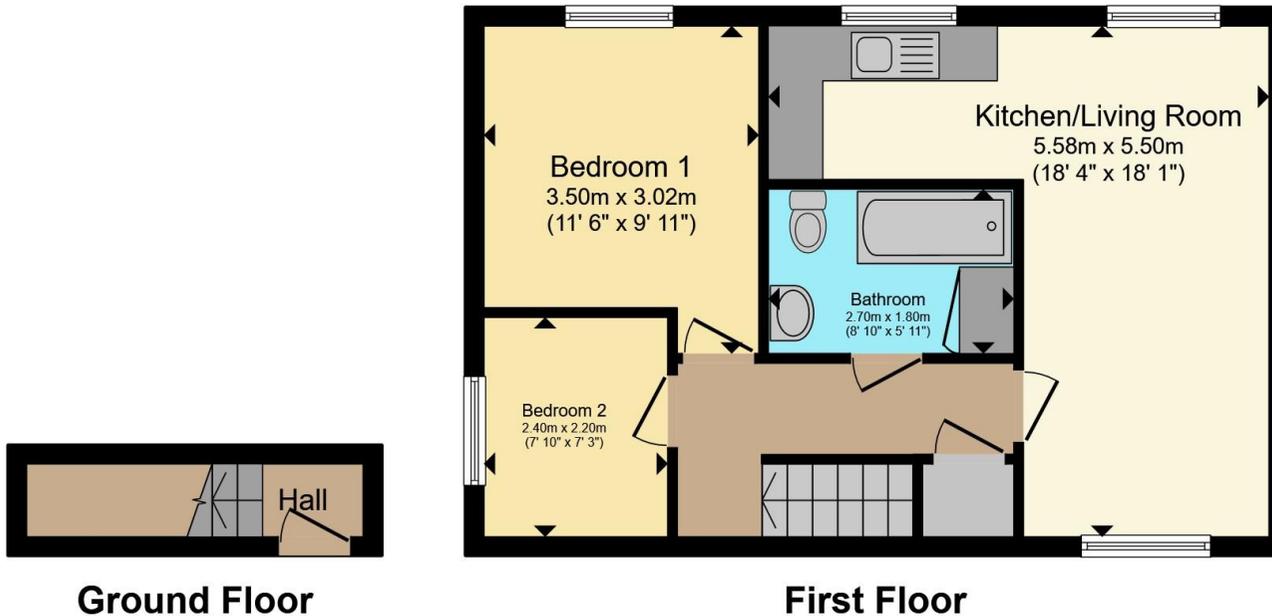
### Bathroom

Bath with shower over, WC, wash hand basin, carpeted, ceiling light point and part tiled walls.

### Outside

Allocated parking to the rear. Turfed rear garden.





Total floor area 51.1 m<sup>2</sup> (550 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](http://www.propertybox.io)



To view this property please contact Connells on

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22 Springhead  
WEDNESBURY WS10 9AD

EPC Rating: C

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
130.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WED312186](http://connells.co.uk/Property/WED312186)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2005. Should you require 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.

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