



Connells

Oval Road  
Tipton



## Property Description

This semi-detached residence, located in a sought-after neighbourhood of Tipton, has been meticulously renovated to a high standard by its current owners, making it an excellent choice for both first-time buyers and families. The property offers move-in-ready living spaces and is ideally situated near various amenities, including transport links such as train stations and the upcoming tram line, as well as local schools and shops.

## Entrance Hall

Double glazed door to the front, stairs to first floor accommodation, understairs storage cupboard, central heating radiator.

## Lounge

14' 7" x 10' 10" ( 4.45m x 3.30m )

Double glazed window to the rear elevation, central heating radiator.

## Kitchen / Dining Room

21' 4" x 9' 10" ( 6.50m x 3.00m )

Kitchen area with a fitted kitchen to comprise wall and base units with work surfaces over, sink & drainer unit with mixer tap over, electric cooker point, plumbing for washing machine, space for domestic appliances, double glazed window to the front elevation

Dining area to having double glazed patio doors to the rear elevation, vertical central heating radiator.

## Lean To

Door to the front & rear elevations.

## Cloakroom

Low level w.c., double glazed window to the front.

## Brick Built Stores

Double glazed window to the rear in one of the brick built stores.

## First Floor

### Landing

Loft access, double glazed window to the front elevation, storage cupboard.

### Bedroom One

14' 5" x 8' 11" ( 4.39m x 2.72m )

Double glazed window to the rear elevation, central heating radiator.

### Bedroom Two

12' 4" x 11' 10" ( 3.76m x 3.61m )

Double glazed window to the rear elevation, fitted wardrobes, central heating radiator.

### Bedroom Three

9' 3" x 8' ( 2.82m x 2.44m )

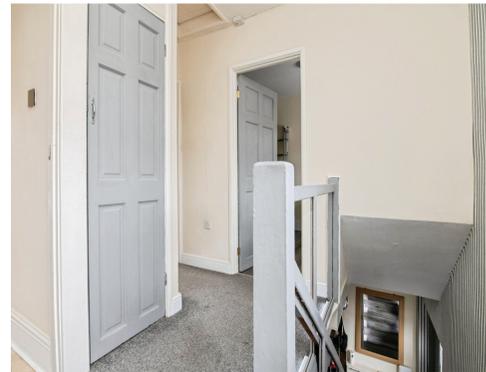
Double glazed window to the front elevation, central heating radiator.

### Shower Room

Walk-in shower with main shower, wash hand basin in vanity unit, low level w.c., central heating radiator, double glazed window to the side.

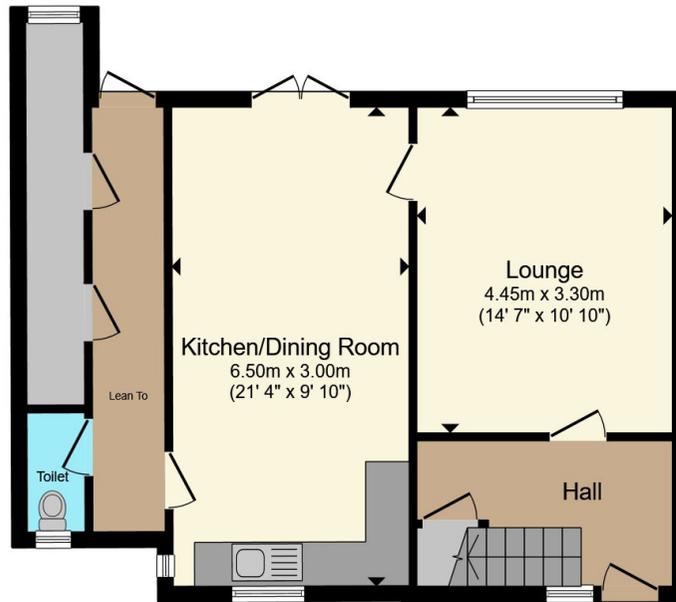
### Outside

To the front of the property tarmac driveway giving off road parking. Landscaped rear garden having block paved area, lawned area.

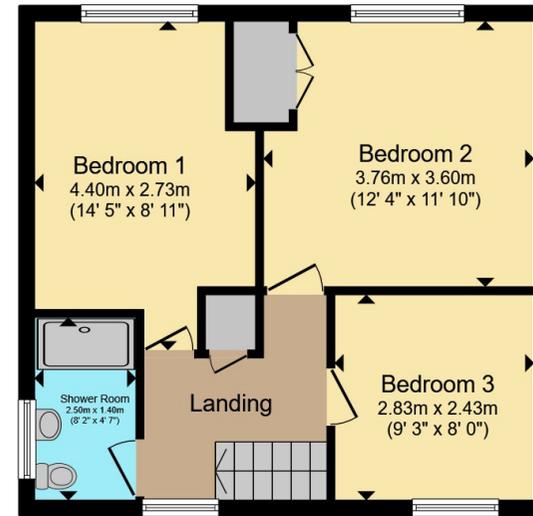








**Ground Floor**



**First Floor**

Total floor area 102.5 m<sup>2</sup> (1,103 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

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314546](http://connells.co.uk/Property/DUD314546)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD314546 - 0004