



**Connells**

Richard Bradley Way  
Tipton



### Property Description

This beautifully presented semi-detached townhouse has been carefully maintained by its current owners, making it a perfect choice for families. The property features move-in ready living spaces that are adaptable and versatile, accommodating a range of needs. Furthermore, it enjoys a prime location in Tipton, conveniently close to schools, various amenities, and transport links, including train stations and an upcoming tram line. No Upward Chain.

### Entrance Hall

Door to the front elevation, stairs to first floor accommodation, central heating radiator, storage cupboard with plumbing for washing machine & boiler.

### Cloakroom

Low level w.c., wash hand basin, central heating radiator, double glazed window to the side elevation.

### Study

7' 9" x 6' 4" ( 2.36m x 1.93m )

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

### Kitchen / Dining Room

23' (max) x 13' 8" ( 7.01m (max) x 4.17m )

Kitchen area to include a fitted gloss kitchen to include wall and base units with roll top work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for dishwasher, space for domestic appliances.

Dining area to have patio doors to the rear elevation, windows to the rear elevation, central heating radiator.

## First Floor

### Landing

Stairs to second floor accommodation.

### Lounge

13' 8" x 10' 11" ( 4.17m x 3.33m )

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

### Bedroom Three

13' 8" x 10' ( 4.17m x 3.05m )

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

### Bathroom

Suite to comprise bath, wash hand basin, low level w.c., tiling, central heating radiator

## Second Floor

### Landing

Loft access, central heating radiator.

### Bedroom One

13' 8" x 11' ( 4.17m x 3.35m )

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

### En-Suite

Shower cubicle to include main shower over, wash hand basin, low level w.c., tiling, heated towel rail.

### Bedroom Two

13' 8" x 12' 5" ( 4.17m x 3.78m )

Double glazed window to the front elevation, built-in store, central heating radiator.

### Outside

To the front of the property tarmac driveway giving off road parking, gravel detail & shrubs, step approach to front door. Rear garden having slabbed paved patio area, lawned area, timber railway sleeper details with borders & shrubs.

### Garage

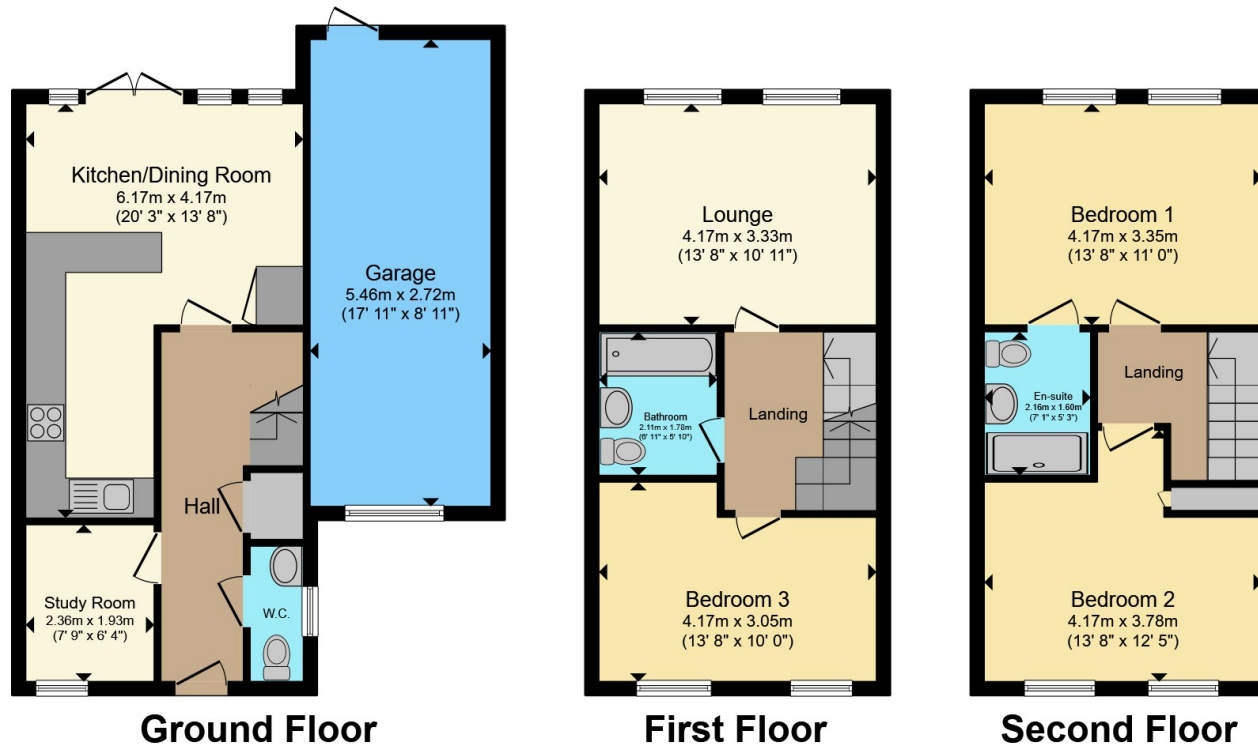
17' 11" x 8' 11" ( 5.46m x 2.72m )

Up & over door to the front, door to the rear, power & light.









Total floor area 128.4 m<sup>2</sup> (1,382 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)



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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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