



**Connells**

Wooding Crescent  
Tipton

# Wooding Crescent Tipton DY4 0BQ

for sale offers in the region of  
**£325,000**



## Property Description

Connells Estate Agents in Wednesbury are delighted to present to the market this truly one-of-a-kind property in Tipton. Offering beautifully presented accommodation, a stunning landscaped rear garden, versatile outdoor spaces and a separate annexe.

To the ground floor, the property opens into a beautifully decorated lounge, featuring stylish paneled walls, a striking media wall with an impressive electric fireplace and double doors leading through to the kitchen. The modern fitted kitchen is finished with white high-gloss units, providing ample storage and workspace, and benefits from a range of integrated appliances and a central kitchen island. A door provides direct access to the rear garden.

To the first floor, the spacious landing features a stylish glass-paneled banister and provides access to three well-proportioned bedrooms. All three bedrooms have been beautifully decorated and are presented in excellent condition, offering a home that is ready to move straight into.

Outside is a fully landscaped garden designed with entertaining in mind, boasting multiple patio areas, an artificial lawn and beautifully maintained borders. The garden also provides access to a versatile cabin, which has been cleverly divided into two sections and is currently utilised as a bar and a separate shed/storage area.

A further gate from the rear garden leads to the impressive annexe, currently used as a studio, providing an incredibly versatile additional space.

## Ground Floor

### Hallway

Having a double glazed front entrance door, karndean flooring, ceiling light point, radiator and stairs leading to the first floor.

## Lounge

15' 3" Max x 12' 6" Max ( 4.65m Max x 3.81m Max )

Having a double glazed window to the front aspect, karndean flooring, ceiling light point, ceiling spot lights, media wall with electric fire place and double doors leading to the kitchen.

## Kitchen

15' 6" x 10' 6" ( 4.72m x 3.20m )

Being a fully fitted modern fitted kitchen with white high gloss wall and base units and a matching island, both with laminate work tops over, Having a double glazed window to the rear aspect, an under stairs storage cupboard, double electric oven, tiled flooring and splash backs, ceiling light point, wall unit spot lights, a one and a half bowl sink with drainer, gas hob with cooker hood over, and an integrated microwave, coffee machine, fridge/freezer, washing machine and dish washer. A double glazed door to the side aspect gives access to the rear garden.

## First Floor

### Landing

Having a double glazed window to the side aspect, carpeted flooring, ceiling light point, glass banister and doors leading to the bedrooms, bathroom and airing cupboard.

## Bedroom One

14' x 8' 6" ( 4.27m x 2.59m )

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

## Bedroom Two

11' 10" x 8' 6" ( 3.61m x 2.59m )

Having a double glazed window to the

rear aspect, carpeted flooring, ceiling spot lights and a radiator.

### Bedroom Three

9' 10" Max x 6' 9" Max ( 3.00m Max x 2.06m Max )

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and a storage cupboard.

### Bathroom

Having a double glazed window to the rear aspect, fully tiled walls, vinyl flooring, WC, wash hand basin, a bath with shower over, towel radiator and a ceiling light point.

### Outside

Front:

Having a tarmac driveway providing parking for multiple vehicles.

Rear:

Having patio areas, an artificial lawn, borders containing shrubs, bushes and built in spot lights. Steps towards the back of the garden lead to a further patio giving access to the cabin and shed. Side access gives access to the driveway and a gate from the garden leads to the annexe.

### Cabin

17' 9" x 14' 9" ( 5.41m x 4.50m )

Having double glazed french doors to the front providing access. The cabin (currently being used as a bar and entertaining space) has power, lighting and a double glazed window to the front aspect.

### Shed

8' 10" x 6' 7" ( 2.69m x 2.01m )

Having a double glazed entrance door to the side aspect, providing ample storage.

### Annexe

17' 1" x 8' 6" ( 5.21m x 2.59m )

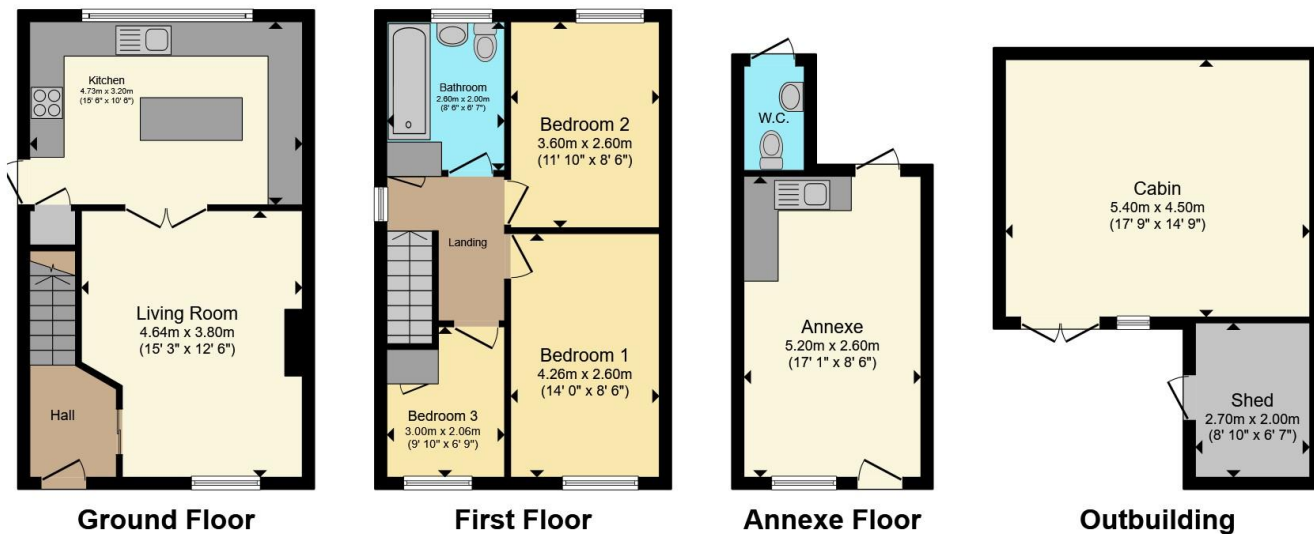
Currently being used as a studio, this multi use room has a double glazed front entrance door, multiple ceiling light points and power

points, a sink with drainer, vinyl flooring and double glazed door leading to the rear garden.

### Outdoor Wc

Being at the back of the annexe and accessed from the garden. Having a double glazed entrance door, tiled flooring, WC, wash hand basin with vanity and a ceiling light point.





Total floor area 123.6 m<sup>2</sup> (1,330 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)

**Connells**



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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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