



Connells

Gospel Oak Road
Tipton



Property Description

Connells Estate Agents are delighted to present this spacious two-bedroom home, ideally situated in a sought-after location next to one of Tipton's most popular schools and offered to the market with no upward chain. Recently redecorated throughout, this property is ready for its next owner to move straight into.

The ground floor comprises two generous reception rooms, offering versatile living and entertaining space, along with a well-proportioned kitchen with ample room for dining.

To the first floor, the property boasts two good-sized double bedrooms and a family bathroom.

Externally, the home benefits from a substantial rear garden, featuring both a patio area and a lawn, making it ideal for relaxing, entertaining, or family enjoyment.

This fantastic property would make an ideal first-time purchase or investment opportunity, and early viewing is highly recommended

Ground Floor

Dining Room

12' 3" x 11' 10" (3.73m x 3.61m)

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

Lounge

12' 6" x 11' 10" (3.81m x 3.61m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point, radiator, door to the lounge and cellar and stairs leading to the first floor.

Kitchen

16' 5" x 8' 10" (5.00m x 2.69m)

Being a fitted kitchen with a range of wall,

base and drawer units with laminate work tops over. Having a double glazed window to the side aspect, vinyl flooring, two ceiling light points, radiator, tiled splash backs, sink with drainer, electric oven, gas hob with cooker hood, plumbing for utilities and double glazed door leading to the rear garden.

Side Access

Having a double glazed door from the front of the property and door to the kitchen.

First Floor

Landing

Having carpeted flooring, a ceiling light point and doors leading to the bedrooms and bathroom.

Bedroom One

15' 9" x 12' 2" (4.80m x 3.71m)

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

Bedroom Two

12' 2" Max x 9' 6" Max (3.71m Max x 2.90m Max)

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

Bathroom

Having a double glazed window to the front aspect, part tiled walls, vinyl flooring, bath, WC, wash hand basin, ceiling light point and a radiator.

Rear Garden

Having a block paved patio and steps leading to a large lawn.

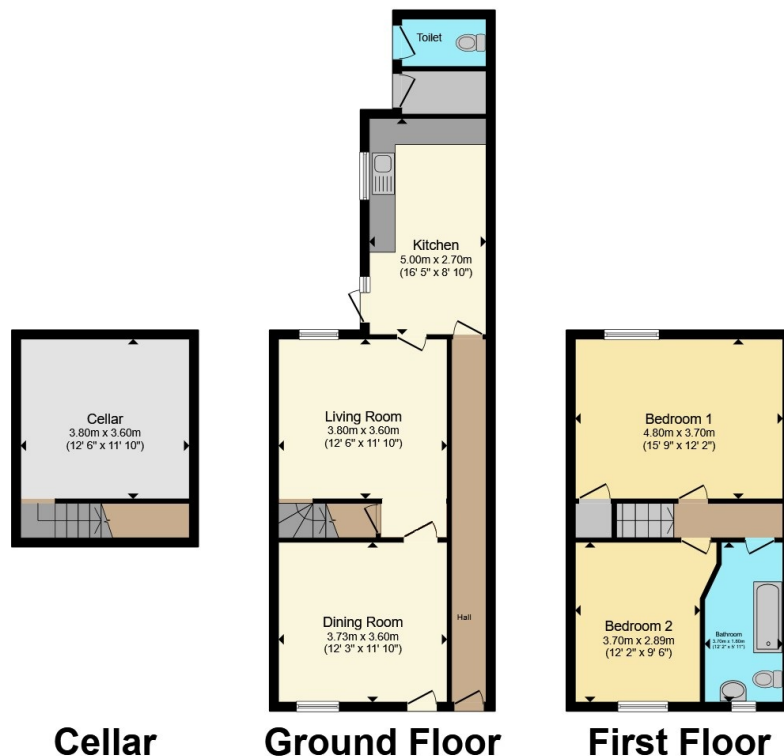
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Accessed through a double glazed door from the rear garden, having a WC, vinyl flooring and ceiling light point.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 116.8 m² (1,258 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

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To view this property please contact Connells on

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EPC Rating: E Council Tax
Band: A

view this property online connells.co.uk/Property/WED311812

Tenure: Freehold



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