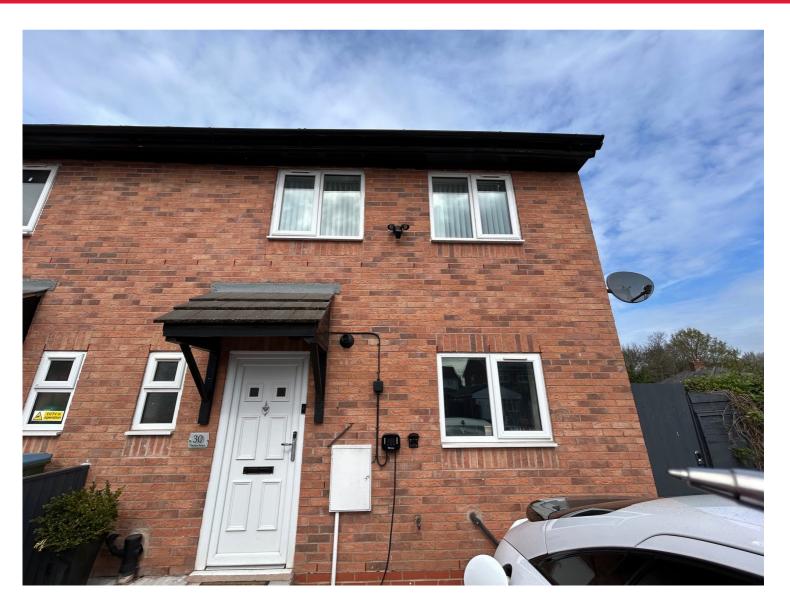
# Connells

## for sale

## £185,000



Thelma Road Tipton DY4 9BG

\*\*A MODERN SEMI DETACHED HOME SET IN THE HEART OF TIPTON\*\* Briefly comprising open plan kitchen/ lounge area. downstairs cloakroom, two double bedrooms, bathroom & rear garden.

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### Thelma Road Tipton DY4 9BG

#### **Entrance Hall**

Double glazed door to the front elevation, stairs to first floor accommodation.

#### Cloakroom

Wash hand basin, low level w.c., double glazed window to the front.

#### Kitchen / Lounge Area

23' 5" x 17' 4" (max) ( 7.14m x 5.28m (max) ) **Kitchen Area** 

To include fitted kitchen to comprise wall and base units with work surfaces over, one and a half bowl stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor over, breakfast bar, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the front & side

#### Lounge Area

Having double glazed french doors to the rear, double glazed window to the rear, built-in storage cupboard, central heating radiator.



#### **First Floor**

#### Landing

Loft access.

#### **Bedroom One**

17' 5" x 9' 7" ( 5.31m x 2.92m ) Two double glazed windows to the rear elevation, central heating radiator.

#### **Bedroom Two**

17' 5" x 8' 5" ( 5.31m x 2.57m ) Two double glazed windows to the front elevation, central heating

#### Bathroom

radiator.

Suite to comprise bath with shower attachment over, wash hand basin in vanity unit, low level w.c., tiling, double glazed window to the side.

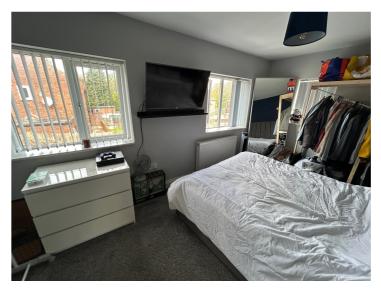
#### Outside

To the front of the block paved foregarden with side access to rear garden.

Rear garden having slabbed paved patio area with picket fence to lawn with gravel detail area.









To view this property please contact Connells on

T 01384 214 770 E dudley@connells.co.uk

4 & 5 Stone Street DUDI FY DY1 1NS

Property Ref: DUD313667 - 0002

Tenure: Freehold

**EPC Rating: C** 

view this property online connells.co.uk/Property/DUD313667



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.

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