

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.



# 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 radiator.

### Bathroom

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.



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

4 & 5 Stone Street  
DUDLEY DY1 1NS

Property Ref: DUD313667 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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