





Property Description

This well-maintained semi-detached home is situated in a desirable cul-de-sac within a modern development in Tipton. It features spacious, move-in-ready living areas that cater perfectly to first-time buyers and those looking to downsize. The property includes a beautifully landscaped rear garden, an en suite bathroom in the master bedroom, and a fitted kitchen equipped with a range of integrated appliances. Additionally, it enjoys a prime location close to various amenities, transport links, including train stations, and local schools.

Entrance Hall

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

Lounge

13' x 12' 8" (3.96m x 3.86m)

Double glazed patio doors to the rear, central heating radiator.

Kitchen

10' 5" x 5' 8" (3.17m x 1.73m)

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, integrated appliance to include electric oven & gas hob with extractor hood over, fridge freezer, dishwasher & washing machine, central heating boiler, central heating radiator, double glazed window to the front.

Cloakroom

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

First Floor

Landing

Loft access.

Bedroom One

9' 9" x 9' 5" (max) (2.97m x 2.87m (max))

Double glazed window to the front, built-in storage cupboard, central heating radiator.

En-Suite

Shower enclosure with main shower over, wash hand basin in vanity unit, low level w.c., extractor, double glazed window to the front.

Bedroom Two

11' 2" x 7' 2" (3.40m x 2.18m)

Double glazed window to the rear, central heating radiator.

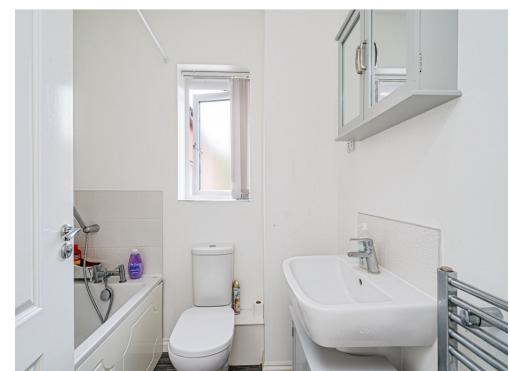


Bathroom

Suite to comprise bath with main shower attachment over, wash hand basin, low level w.c., heated chrome towel rail, tiling, double glazed window to the side.

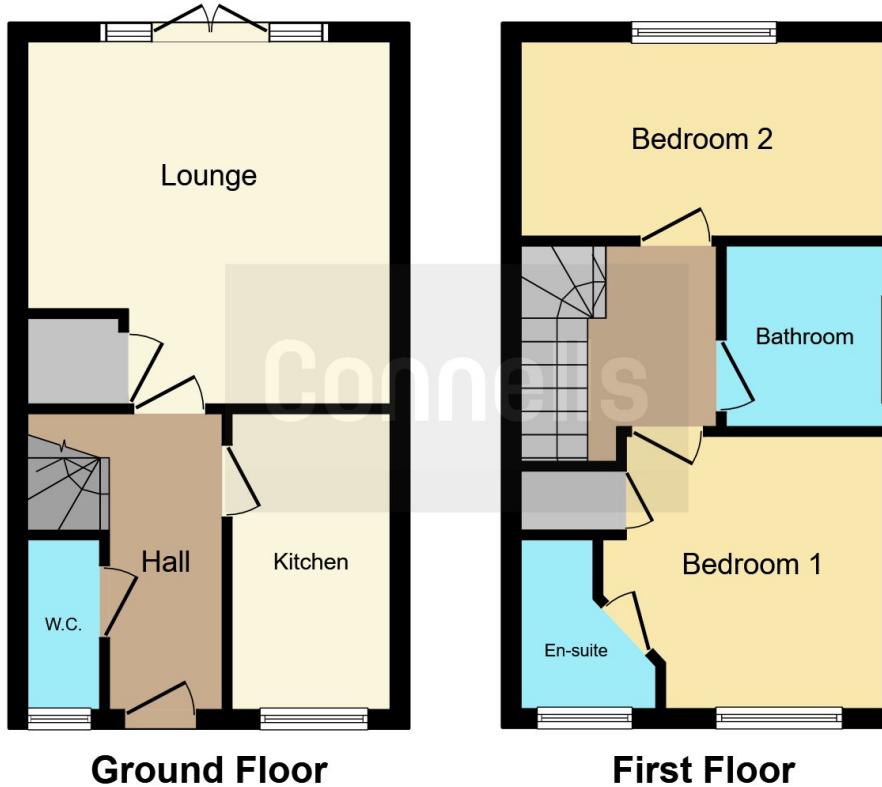
Outside

To the front of the property tarmac driveway giving off road parking, slabbed paved path & lawn area, side access to rear garden. Low maintenance rear garden having slabbed paved patio area, astro turf.









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.focalagent.com

To view this property please contact Connells on

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

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313971



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD313971 - 0003