



Connells

Darbys Way
Tipton



Property Description

This elegantly presented semi-detached townhouse has been meticulously renovated by its current owners, making it an ideal family home. The property offers move-in ready living spaces that are both adaptable and versatile, catering to a variety of needs. Extensive renovations include a family shower room, a fitted kitchen equipped with NEFF appliances, a master bedroom with built-in wardrobes, and two inviting living rooms.

Additionally, it boasts a prime location in Tipton, conveniently situated near schools, various amenities, and transport links, including train stations and an upcoming tram line.

Entrance Porch

Storage cupboard.

Entrance Hall

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

Cloakroom

Comprising wash hand basin, low level w.c., central heating radiator.

Sitting Room

12' 5" x 7' 9" (3.78m x 2.36m)

Double glazed bow window to the front, central heating radiator.

Utility Room

8' x 5' 2" (2.44m x 1.57m)

A range of wall and base units with work surfaces over, tiling, plumbing for washing machine, space for domestic appliances.

Kitchen

16' 8" x 9' 8" (5.08m x 2.95m)

A fitted kitchen to include a range of solid Walnut wall and base units with roll top Granite work surfaces over, inset sink with Insinkerator filtered mixer tap with instant hot water over & drainer unit, appliances to include NEFF electric oven & gas hob with extractor hood over, dishwasher, NEFF integrated microwave, understairs storage area, breakfast bar with flush push up 4 gang plug and twin USB unit, tiled floor, under floor heating, double glazed window to the rear, double glazed french doors to the rear.

Conservatory

12' 9" x 9' 2" (3.89m x 2.79m)

Double glazed french doors to the rear, double glazed windows to the rear & side, under floor heating

First Floor

Landing

Stairs to second floor accommodation, central heating radiator.

Lounge

16' 9" x 13' (5.11m x 3.96m)

Double glazed window to the front, Double glazed french doors opening onto Juliet balcony, central heating radiator, additional sockets with USB ports.

W.C.

Low level w.c., wash hand basin, central heating radiator.

Bedroom Two

11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed window to the rear, two built in wardrobes, central heating radiator.

En-Suite

Shower cubicle with electric shower, wash hand basin, low level w.c., central heating radiator, tiling, double glazed window to the rear.

Second Floor

Landing

Loft access, central heating boiler in loft space, airing cupboard.

Bedroom One

15' 2" (max) x 10' 2" (4.62m (max) x 3.10m)

Two double glazed windows to the front, fitted wardrobes & storage draws, central heating radiator.

En-Suite

Shower cubicle with electric shower, wash hand basin, low level w.c., central heating radiator, tiling, extractor fan, shaving point.

Bedroom Three

11' 5" x 9' 11" (3.48m x 3.02m)

Double glazed window to the rear, central heating radiator.

Bedroom Four

8' x 7' 6" (2.44m x 2.29m)

Double glazed window to the rear, central heating radiator.

Shower Room

Walk-in shower cubicle with mains waterfall shower, feature wash hand basin, low level w.c., heated towel rail, touch sensor mirror, tiling .

Outside

To the front of the property block paved driveway giving off road parking, electric vehicle charging point, outside tap, side access to rear garden.

Rear garden having slabbed paved patio area, astro turf with various borders & shrubs, outside tap, electric socket point.









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

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: DUD314053 - 0005