



Connells

Reeves Close  
Tipton



## Property Description

A stunning modern detached family home that is well maintained, recently painted and decorated throughout, refitted kitchen with tiled floors and wall tiles, new shower units to both bathrooms, central heating boiler installed in 2023 and offered with no upward chain. Located in a quiet cul-de-sac location but placed in a convenient position for local schools, shops, amenities and travel links.

The spacious accommodation briefly comprises entrance hallway, cloak room, sitting room, dining room, fitted kitchen, large lounge with French doors out to the garden, converted garage / study perfect for home workers, shower room, store area, first floor landing has a large master bedroom with fitted wardrobes and en suite shower room, three further good size bedrooms, family bathroom, drive way giving off road parking and a front and rear lawned garden.

## Entrance Hallway

Entrance door to the front elevation, stairs to first floor accommodation, understairs storage cupboard, central heating radiator, laminate floor.

## Cloakroom

Comprising low level w.c., wash hand basin, radiator, double glazed window to the front.

## Sitting Room

13' 2" x 8' 3" ( 4.01m x 2.51m )

Double glazed window to the front elevation, central heating radiator

## Dining Room

13' 7" (into bay) x 8' 2" ( 4.14m (into bay) x 2.49m )

Double glazed window to the front elevation, radiator, laminate floor.

## Lounge

16' 11" (into bay) x 14' 8" ( 5.16m (into bay) x 4.47m )

Double glazed bay window to the rear elevation, double glazed french doors to the rear, three central heating radiators, laminate floor, downlighters.

## Kitchen

15' x 8' 11" ( 4.57m x 2.72m )

A refitted fitted kitchen to comprise a range of gloss wall and base units with rolltop work surfaces over, stainless steel sink & drainer unit, electric oven & gas hob with extractor, plumbing for washing machine, space for domestic appliances, tiling to splashback, radiator, tiled floor, double glazed window to the rear, double glazed door to the rear.

## First Floor

### Landing

Airing cupboard, radiator, loft access, doors to

### Bedroom One

11' 8" (to wardrobe door ) x 15' 8" (max) ( 3.56m (to wardrobe door ) x 4.78m (max) )

Three double glazed windows to the front elevation, built-in wardrobe with mirror doors, two central heating radiators.

### En-Suite

Comprising shower cubicle, wash hand basin, low level w.c., radiator, shaver point, extractor fan, tiling, double glazed window to the front.

### Bedroom Two

12' 5" x 8' 6" ( 3.78m x 2.59m )

Double glazed window to the rear elevation, radiator.

### Bedroom Three

9' x 8' 5" ( 2.74m x 2.57m )

Double glazed window to the rear, built-in cupboard, radiator.

### Bedroom Four

9' x 7' 3" ( 2.74m x 2.21m )

Double glazed window to the rear, radiator.

### Bathroom

Suite to comprise paneled bath with shower over, wash hand basin , low level w.c., tiling, extractor fan, double glazed window to the side.

### Outside

To the front of the property driveway giving off road parking & access to garage. Enclosed private rear garden having paved patio area and lawned area.

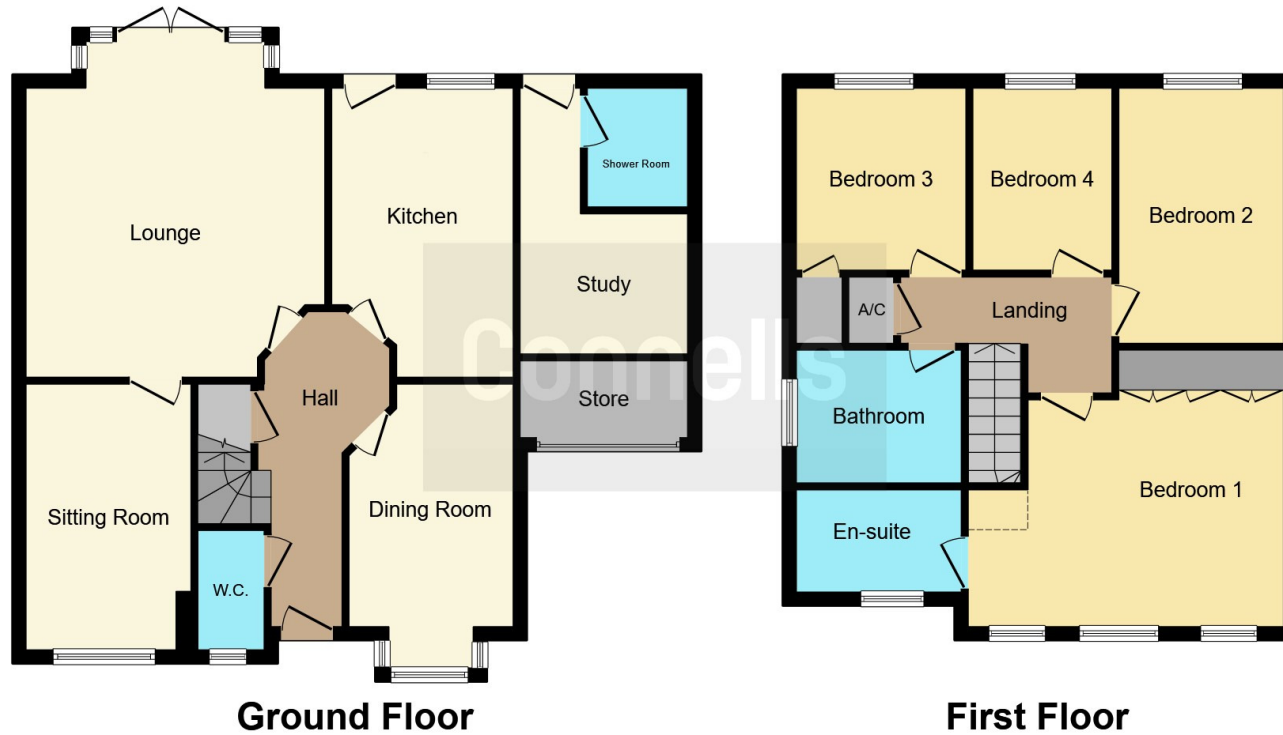
### Study (converted Garage)

Up and over door to store room. Study to the rear with room off having plumbing for shower room and door to garden.









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**EPC Rating: D**

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Tenure: Freehold



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