

for sale

offers over **£300,000** Freehold



## Rowland Hill Drive Tipton DY4 7HT

Modern Extended Family Home Located on a Most Sought After Area, whilst offering the benefit of Superbly Presented Accommodation, viewing is highly recommended. Having Four Bedrooms, Family Bathroom & En Suite Shower Room, Fitted Kitchen, Lounge & Dining Room, Garage and in Cul De sac Position.



# Rowland Hill Drive Tipton DY4 7HT

## Entrance Hall

Stairs to First Floor

## Lounge

15' 5" max x 14' 7" ( 4.70m max x 4.45m )

Large space with patio doors opening out to garden

## Dining Room

9' 1" x 9' 8" ( 2.77m x 2.95m )

located off the living room a quite space for family dining or option of office space

## Fitted Kitchen

8' 5" max x 7' 8" max ( 2.57m max x 2.34m max )

With integral fridge freezer, oven and hob.

## Downstairs Wc

modern, newly fitted toilet and sink

## Garage / Utility

17' 7" max x 9' 1" max ( 5.36m max x 2.77m max )

Large space offering a car parking space for secure parking with

utility and storage space to the rear

## First Floor

## Landing

## Bedroom One

17' 7" max x 8' 8" max ( 5.36m max x 2.64m max )

fabulous space with fitted wardrobes, draws and bedside tables offering lots of storage

## En Suite Shower Room

recently fitted modern en-suit with large shower cubicle, fitted units around toilet and sink for maximum storage

## Bedroom Two

11' 1" x 8' ( 3.38m x 2.44m )

overlooking garden with built in wardrobe

## Bedroom Three

12' 4" max x 8' ( 3.76m max x 2.44m )

double room



## Bedroom Four

6' 2" x 5' 5" ( 1.88m x 1.65m )

Used as a walk in wardrobe but fits a single bed and storage comfortably for guest room

## Family Bathroom

Recently done, modern finish with waterfall shower over bath

## Outside

## Driveway

2 car spaces, finished with block paving, access via drop kerb.  
3rd space in garage

## Large Garden To Rear

South facing garden, large patio area leading to grass with shed that will be staying with sale  
Back gate for rear access

## Council Tax Band :- C

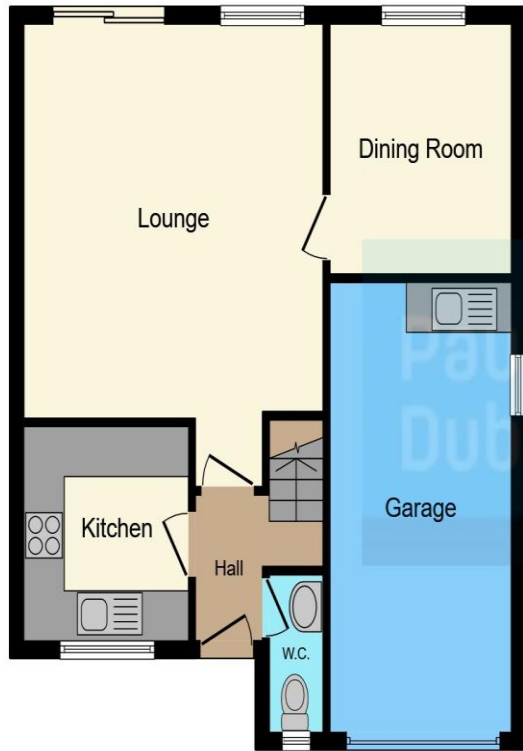
## Agents Note:

Many local shopping centres - merry hill and west broms new square.

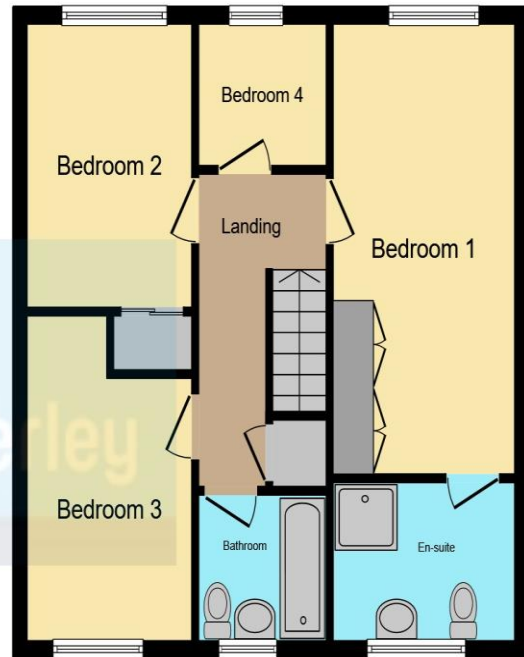
The vendor has advised us that the loft space in the extension on the side of the house, already has electric and lighting, and the roof has been built ready for future development if required - subject to any planning permissions needed.







**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

**T 0121 522 3733**  
**E [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)**

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI104472 - 0008

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**view this property online [PaulDubberley.co.uk/Property/PTI104472](http://PaulDubberley.co.uk/Property/PTI104472)**



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.

Paul Dubberley is a trading name of Connells Residential which 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.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)