Connells

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for sale

£290,000

Rosemary Road Tipton DY4 8TH

This expansive and adaptable family residence is situated in a popular modern development in Tipton and is less than 10 years old. Its prime location offers convenient access to excellent transportation options and nearby schools.

Rosemary Road Tipton DY4 8TH

Ground Floor

Entrance Hall

Door to front elevation, stairs to first floor, central heating radiator.

Lounge

Double glazed window to front elevation, double glazed french doors to rear elevation leading to garden, central heating radiator, built in storage cupboard.

Kitchen/ Dining Room

A fitted kitchen to include a range of wall and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, electric oven with gas hob and extractor hood over, plumbing for washing machine, space for domestic appliances, cupboard housing boiler, central heating radiator, double glazed windows to front and rear elevations.

Cloakroom

low level WC, wash hand basin, central heating radiator.

First Floor

Landing

Double glazed window to rear elevation, stairs to second floor accommodation

Bedroom One

Double glazed window to front elevation, central heating radiator.

En-Suite

Shower enclosure with mains shower, low level WC, wash hand basin in vanity unit, heated chrome towel rail, tiling, double glazed window to rear elevation.

Bedroom Two

Double glazed window to front and rear elevations, central heating radiator.

Shower Room

Suite to comprise bath with mains shower over, low level WC, wash hand basin, tiling, airing cupboard, double glazed window to front elevation.

Second Floor

Bedroom Three

Double glazed skylight windows to front and rear elevations, central heating radiator, storage cupboards.

Bedroom Four

Double glazed skylight windows to front and rear elevations, central heating radiator. two storage cupboards.

Shower Room

Shower cubicle, low level WC, wash hand basin, tiling, heated towel rail, double glazed skylight window to front elevation.

Garage

Up and over door to front elevation.

Outside

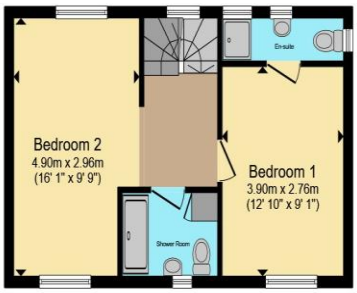
To the front of the property tarmac drove way giving off road parking, paved path approach to front door, grass area with shrubs

Low maintained rear garden having paved patio area with artificial lawn, side access to front.

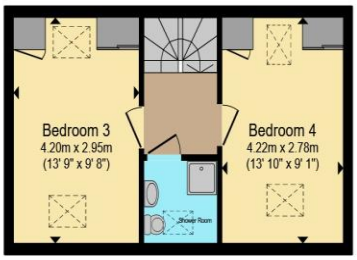
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

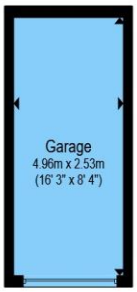
Ground Floor



First Floor



Second Floor



Garage

Total floor area 118.1 m² (1,271 sq.ft.) approx

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.propertybox.io

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DUDLEY DY1 1NS

Property Ref: DUD315148 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online
connells.co.uk/Property/DUD315148

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.

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