





## Property Description

\*\* A WELL MAINTAINED AND BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME SET ON A POPULAR MODERN DEVELOPMENT IN THE HEART OF TIPTON\*\* PRESENTED TO A HIGH STANDARD THROUGHOUT \*\* EXCELLENT LOCATION FOR AMENITIES & TRANSPORT LINKS \*\* OFF ROAD PARKING \*\*

## Entrance Hall

Double glazed door to the front, central heating radiator, understairs storage, further lift up understairs storage, stairs to first floor accommodation.

## Lounge

15' 2" x 9' 8" ( 4.62m x 2.95m )

Double glazed window to the front elevation, double glazed patio doors to the rear leading to garden, central heating radiator.

## Kitchen

15' 2" x 14' ( 4.62m x 4.27m )

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

## Cloakroom

Low level w.c., wash hand basin, double glazed window to the rear.

## First Floor

### Landing

Loft access, double glazed window to the front.

### Bedroom One

13' 6" x 10' ( 4.11m x 3.05m )

Double glazed window to the front, central heating radiator.

### En-Suite

Shower cubicle with main shower over, wash hand basin, low level w.c., heated towel rail, double glazed window to the front.

### Bedroom Two

12' 6" x 6' 7" ( 3.81m x 2.01m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

14' 2" x 8' 9" ( 4.32m x 2.67m )

Double glazed window to the front, central heating radiator.

### Bathroom

Bath with shower over, wash hand basin, low level w.c., heated towel rail, double glazed window to the rear.

## Outside

To the front of the off road parking, step approach to front door with shrubs & borders. Landscaped rear garden having paved patio, lawned area, side access.









**Ground Floor**



**First Floor**

Total floor area 99.1 m<sup>2</sup> (1,067 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](http://www.propertybox.io)



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4 & 5 Stone Street  
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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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