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**Rosemary Road | Tipton | DY4 8TH**

**Asking Price £299,950**

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estate agents

## Summary

**\*\*FOUR BEDROOM HOME\*\*DRIVE AND GARAGE\*\*FOUR DOUBLE BEDROOMS\*\*MODERN FITTED KITCHEN DINER\*\*THREE BATHROOMS\*\*EN SUITE TO MASTER BEDROOMS\*\*LANDSCAPED REAR GARDEN\*\*CUL-DE-SAC LOCATION\*\*VIEWING ESSENTIAL\*\***

Nestled at the end of a tranquil cul-de-sac on Rosemary Road in Tipton, this modern semi-detached house presents an ideal family home. With four spacious bedrooms and three bathrooms, this property offers ample space for comfortable living.

As you enter, you are greeted by a welcoming entrance hall that leads to a convenient guest WC. To the left, the contemporary fitted kitchen diner boasts dual aspects, allowing natural light to flood the space, making it perfect for family meals and entertaining. On the right, the dual aspect lounge features under-stairs storage and elegant doors that open onto the rear garden, complemented by a charming walk-in bay window.

The first floor hosts two generous bedrooms, including a master suite complete with an en-suite shower room, alongside a modern family bathroom. Ascending to the second floor, you will find an additional two double bedrooms and another well-appointed bathroom, providing privacy and comfort for all family members.

## Key Features

- FOUR BEDROOM HOME
- MODERN FITTED KITCHEN DINER
- EN SUITE TO MASTER BEDROOMS
- FINISHED TO A HIGH STANDARD
- CLOSE TO ALL AMENITIES
- DRIVE AND GARAGE
- GUEST WC
- TWO FURTHER FAMILY BATHROOMS
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

## Rooms and Dimensions

### Entrance Hall

#### Guest WC

6'0" x 3'0" (1.83m x 0.92m)

#### Kitchen Diner

15'7" x 9'3" (4.75m x 2.83m)

#### Lounge

15'7" x 8'11" (4.77m x 2.73m)

### First Floor Landing

#### Bedroom One

12'5" x 9'1" (3.81m x 2.77m)

#### En Suite

9'0" x 2'10" (2.75m x 0.88m)

#### Bedroom Two

15'8" x 9'3" (4.79m x 2.83m)

#### Family Bathroom

8'3" x 6'2" (2.54m x 1.90m)

### Second Floor Landing

#### Bedroom Three

10'11" x 9'3" (3.34m x 2.82m)

#### Bedroom Four

10'9" x 9'1" (3.28m x 2.79m)

#### 2nd Family Bathroom

6'5" x 5'1" (1.97m x 1.57m)

#### Garden

#### Garage





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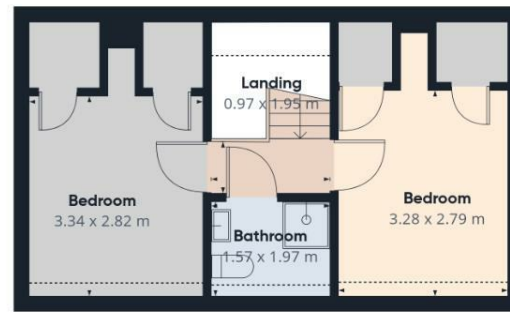


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Ground Floor

Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
98.5 m<sup>2</sup>  
Reduced headroom  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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