



**Connells**

Standbridge Way  
Tipton



## Property Description

This well-maintained detached family home is situated in a sought-after modern development in Tipton. It features spacious and adaptable living areas that are perfect for families, including a conservatory at the rear, two reception rooms, and an integral garage. The property boasts a prime location, conveniently close to Tipton and Dudley Port train stations, the upcoming tram line, as well as local schools and amenities.

## Entrance Hall

Double glazed door to the side, stairs to first floor accommodation, central heating radiator.

## Cloakroom

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

## Dining Room

9' 7" x 9' ( 2.92m x 2.74m )  
Double glazed window to the front elevation, central heating radiator.

## Living Room

14' x 11' 9" ( 4.27m x 3.58m )  
Double glazed patio doors to the rear gas fire with feature surround, central heating radiator.

## Kitchen

11' 5" x 10' 1" ( 3.48m x 3.07m )  
A fitted kitchen to comprise wall and base units with work surfaces over, one stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating boiler, door to the side.

## Conservatory

9' 7" x 9' ( 2.92m x 2.74m )  
Double glazed windows to the rear & side, central heating radiator, double glazed french doors to the side leading to garden.

## First Floor

### Landing

Loft access, airing cupboard, double glazed window to the side elevation.

### Bedroom One

12' 4" x 12' 2" ( 3.76m x 3.71m )

Double glazed window to the rear, fitted wardrobes, central heating radiator.

### En-Suite

Shower cubicle, wash hand basin, low level w.c., tiling, heated towel rail, double glazed window to the rear.

### Bedroom Two

10' 8" x 8' 2" ( 3.25m x 2.49m )

Double glazed window to the front, fitted wardrobes, central heating radiator.

### Bedroom Three

10' x 7' 4" ( 3.05m x 2.24m )

Double glazed window to the front elevation, central heating radiator.

### Bathroom

Suite to comprise bath, wash hand basin in vanity unit, low level w.c., tiling, heated towel rail, double glazed window to the side.

### Garage

16' 6" x 9' 7" ( 5.03m x 2.92m )

Up & over door to the front,

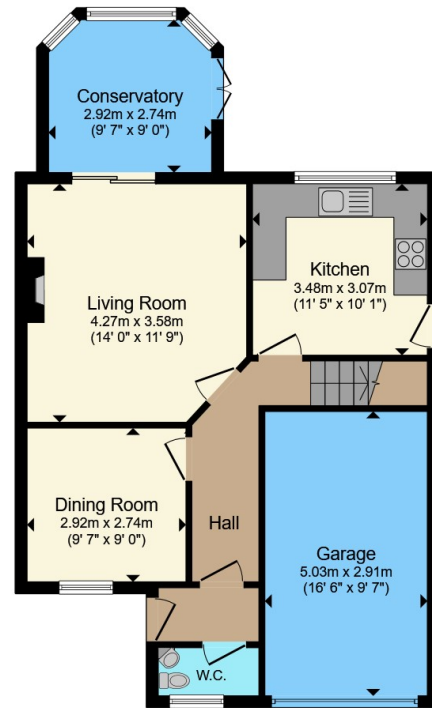
## Outside

To the front of the property tarmac driveway giving off road parking, lawned area, path approach to front door & side access to rear garden. Landscaped rear garden having paved patio area, lawned area, various shrubs & borders, outside tap, storage lean to.

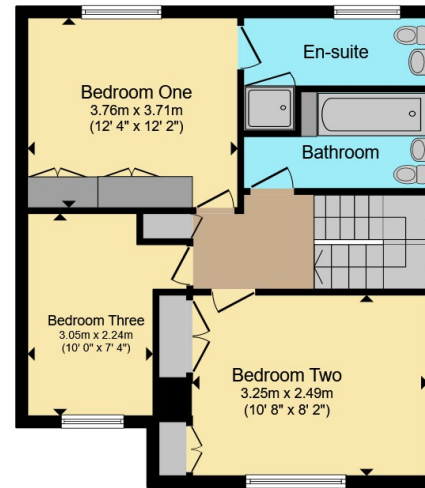








**Ground Floor**



**First Floor**

Total floor area 125.3 m<sup>2</sup> (1,349 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: D Council Tax  
Band: D

Tenure: Freehold

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