



**Connells**

Rosemary Road  
Tipton





## Property Description

This well-maintained semi-detached home is situated in a desirable cul-de-sac within a modern development in Tipton. It features spacious, move-in-ready living areas that cater perfectly to first-time buyers and those looking to downsize. The property includes a beautifully landscaped rear garden, an en suite bathroom in the master bedroom, and a fitted kitchen equipped with a range of integrated appliances. Additionally, it enjoys a prime location close to various amenities, transport links, including train stations, and local schools.

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.

## Entrance Hall

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

## Lounge

13' x 12' 8" ( 3.96m x 3.86m )

Double glazed patio doors to the rear, central heating radiator.

## Kitchen

10' 5" x 5' 8" ( 3.17m x 1.73m )

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

## Cloakroom

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

## First Floor

### Landing

Loft access.

### Bedroom One

9' 9" x 9' 5" (max) ( 2.97m x 2.87m (max) )

Double glazed window to the front, built-in storage cupboard, central heating radiator.

### En-Suite

Shower enclosure with main shower over, wash hand basin in vanity unit, low level w.c., extractor, double glazed window to the front.

### Bedroom Two

11' 2" x 7' 2" ( 3.40m x 2.18m )

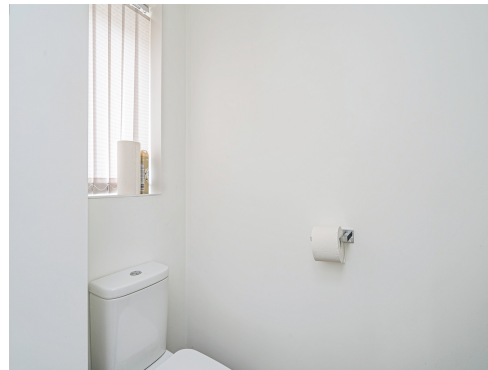
Double glazed window to the rear, central heating radiator.

## Bathroom

Suite to comprise bath with main shower attachment over, wash hand basin, low level w.c., heated chrome towel rail, tiling, double glazed window to the side.

## Outside

To the front of the property tarmac driveway giving off road parking, slabbed paved path & lawn area, side access to rear garden. Low maintenance rear garden having slabbed paved patio area, astro turf.

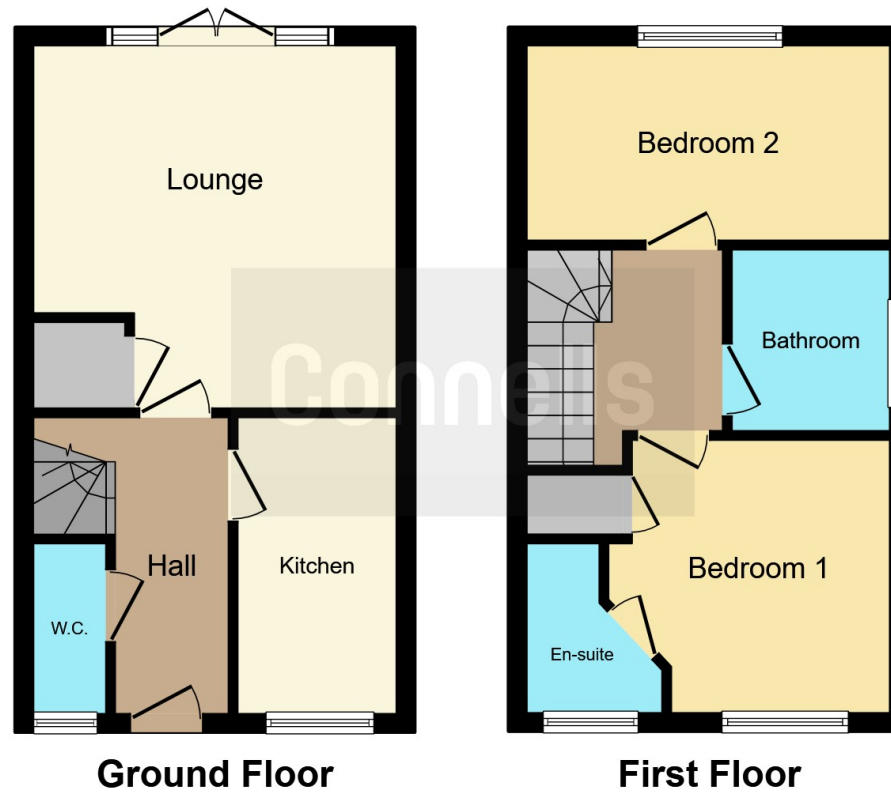












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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

Tenure: Freehold

**view this property online** [connells.co.uk/Property/DUD315019](http://connells.co.uk/Property/DUD315019)



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