



St Marks Road,
Tipton DY4





'Spacious family residence that has enjoyed thorough modernisation, vastly improving presentability and practicality.'

Two double bedrooms with fitted wardrobes, a modern galley kitchen and a full-length, grand lounge/ dining room are particular design highlights.

The residence briefly comprises entrance porch, downstairs hallway, lounge/ dining room, kitchen, upstairs landing, three bedrooms, family bathroom plus front & rear gardens.'



Front Porch

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From the front garden, a sliding glazed door provides access to the residence via a welcoming front porch area.

Entrance Hallway

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3.3m x 2m (10'9 x 6'6)

Stepping in to the downstairs hallway, the generous footprint of the residence is apparent. The lounge/ dining room is to the left, while the property extends further back to accommodate the galley kitchen.

Lounge/ Dining Room

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6.53m x 3.65m into alcove (21'5 x 11'11)

Expansive and with a neat, modern finish, the majesty of the lounge/ dining room is perfect for entertaining family and friends. Light laminate flooring combined with large windows and glazed doors to the rear of the property allow plenty of natural light.

Kitchen

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3.2m x 2.6m (10'5 x 8'6)

Accessed via the hallway and featuring a half glazed door to the rear patio area, the galley kitchen is practical and smart. Modern roll-top work surfaces accommodate a stainless steel sink and drainer unit, whilst also allowing space for food preparation. Walls are lightly coloured with partial tiling to add a touch of sophistication.

Upstairs Landing

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Providing access to the three bedrooms and family bathroom.

Family Bathroom

.....

1.75m x 2.35m (5'8 x 7'8)

Extended by the current owners to create greater utilisable space, the bathroom is a true design highlight. Fashionably tiled from floor to ceiling with an elegant silver band, there is also a power shower and glass shower surround.

Master Bedroom

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3.7m x 3.9m (12'1 x 12'9)

Double bedroom situated to the front of the property is the largest of the three bedrooms. Additional storage is granted by way of fitted wardrobes.

Bedroom 2

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2.6m x 3.9m (8'6 x 12'9)

Bedroom located to the rear of the property comfortably accommodates a double bed, with further internal wardrobes increasing functionality. A clean, contemporary look is created with lightly coloured, wood-effect laminate flooring.





Bedroom 3

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2.5m x 2.4m (8'2 x 7'10)

With space for a single bed, located to the front of the property this room is an ideal third bedroom or additional utility space.

Front Garden

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Wooden picket fencing separates the turfed area to the residence from the, conveniently located, residents parking.

Rear Garden

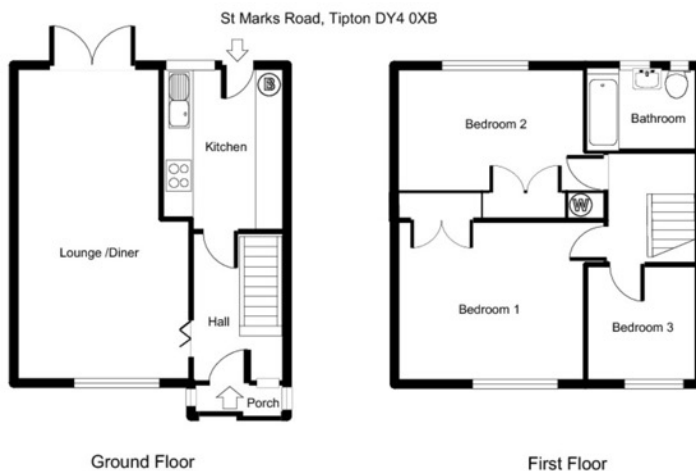
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A large lawned area enclosed by panelled fencing makes the property ideal for families with children. Outdoor entertaining is catered for via inclusion of a brick BBQ area taking pride of place atop an expansive paved surface

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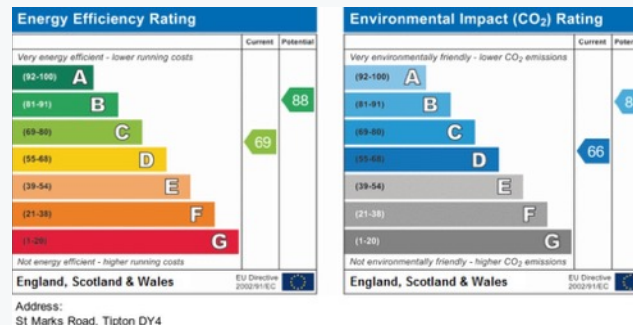
Freehold - to be verified through the Surveyor or Solicitor of all interested parties.

O.I.R.O
£105,500



APPROX GROSS INTERNAL FLOOR AREA: 79 sq. m / 853 sq. ft

THIS FLOOR PLAN IS TO ILLUSTRATE THE RELATIVE POSITION OF THE ROOMS WITHIN THE PROPERTY. IT IS NOT TO SCALE AND ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON.



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