



18 Peel Street
Tipton
DY4 8RG

Guide Price £205,000

LAST TWO PLOTS REMAINING! Offered on 'HELP TO BUY' this modern 4 bed family sized new home is ready to move into NOW! Complete with integrated kitchen appliances, neutrally decorated throughout and bags of parking for the family

Only two plots remain on this modern development constructed by Devan Homes in the heart of Tipton

Nearby useful amenities include Jnc 2 M5 Dudley Port and Tipton train station, Victoria Park and Sheepwash Nature Reserve, Pure Gym Dudley, The Black Country Living Museum and Dudley Zoo.

Having a spacious hallway featuring laminate flooring and easy access to the downstairs W/C. The high gloss white Magnet fitted kitchen has Beko appliances including oven, hob, fridge/freezer, dishwasher, double oven, contrasting worktops, laminate flooring cooker hood.

To the rear the living room has laminate flooring and a useful storage cupboard complete with double glazed doors opening onto the garden.

To the first floor there are four bedrooms (selected bedrooms have Vesta space sliding mirrored robes) and a modern family bathroom. The master bedroom has a useful en-suite with a shower cubicle.

Out side there is off road parking for 2 - 3 cars and to the rear the enclosed garden is turfed

Hallway

- * Laminate flooring
- * Radiator
- * Composite front door

Downstairs WC

- * Ideal standard wash hand basin
- * Low level WC
- * Laminate flooring

Kitchen 10' 7 x 8' 8 (3.23m x 2.64m)

- * High gloss white Magnet kitchen with contrasting work top
- * Beko appliances include
 - fridge freezer
 - washing machine
 - dishwasher
 - double oven
- * Extractor fan and hob
- * Laminate flooring

Living Room 16' 9 x 13' 5 (5.11m x 4.09m)

- * Double glazed French doors to rear
- * Laminate flooring
- * Radiator
- * Useful storage cupboard

Landing

- * Stairs from hallway
- * Storage cupboard housing Worcester boiler
- * Eurosec house alarm

Bedroom One 13' 5 x 9' 6 (4.09m x 2.90m)

- * Vesta space fitted sliding mirrored wardrobe
- * Carpets

Bedroom Two 14' 2 x 9' 3 (4.32m x 2.82m)

- * Vesta space fitted sliding mirrored wardrobe
- * Carpets

Bedroom Three 10' 3 x 9' 5 (3.12m x 2.87m)

- * Vesta space fitted sliding mirrored wardrobe
- * Carpets

Bedroom Four 12' x 9' 5 (3.66m x 2.87m)

- * Carpets
- * Door to en-suite

En-suite

- * Ideal standard wash hand basin
- * Low level WC
- * Chrome Bristan shower
- * Partial tiling to walls
- * Shower cubicle

Family bathroom

- * Bath
- * Bristan shower
- * Wash hand basin
- * Low level WC
- * Partial tiling to walls
- * Radiator

Outside

- * Off road parking for 3 average sized cars
- * External lights
- * Turfed rear garden
- * Outside tap

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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