



SOUL ESTATES

SALES & LETTINGS

TO LET - 5 BEDROOM HOUSE

Newcomen Drive, Tipton, DY4

£2,250 PCM

Soul Estates are proud to present this well-presented 5-bedroom detached house To Let. This perfect family home is situated in a very popular area of Tipton. Situated near Dudley Port Train Station with good schools, local amenities and transport links and close to Burnt Tree island Tesco.

The property offers an entrance hallway with rooms going off to the large spacious first reception room, family kitchen with separate dining area and breakfast bar, second sitting room/sun room, separate study room or reading room, Utility room and downstairs shower room with WC. Kitchen with a range of wall and base units to match, splashback tiling, and free-standing range cooker.

Stairs leading to the first-floor landing which leads off to 5 bedrooms with the master bedroom with its own En-suite and a family bathroom. The property also benefits gas central heating and double glazing, low maintenance front and rear garden with a garage and off-road parking.

✓ **LARGE 5-BEDROOM DETACHED HOUSE**

✓ **2 LARGE SPACIOUS RECEPTION ROOMS**

✓ **LARGE KITCHEN WITH DINING AREA**

✓ **SUN ROOM WITH SEPARATE OFFICE / STUDY**









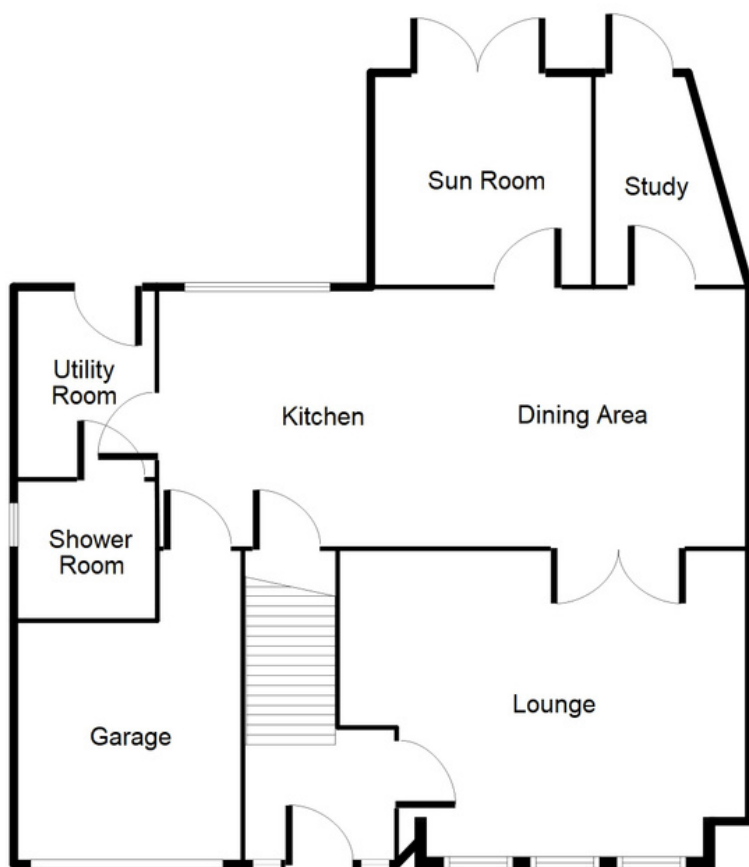


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Ground Floor



Entrance Hallway:

8' 3" x 4' 10" (2.51m x 1.47m)

Lounge:

15' 7" x 24' 2" (4.75m x 7.36m)

Kitchen / Dining Area:

10' 9" x 27' 10" (3.27m x 8.48m)

Sun Room:

10' 2" x 10' 10" (3.10m x 3.30m)

Office / Study:

9' 5" x 7' 9" (2.87m x 2.36m)

Shower Room:

7' 1" x 4' 8" (2.16m x 1.42m)

Utility Room:

6' 11" x 4' 8" (2.11m x 1.42m)

This floorplan is just an example, this is not to scale.
Please see description for exact room sizes.
(c) Soul Estates



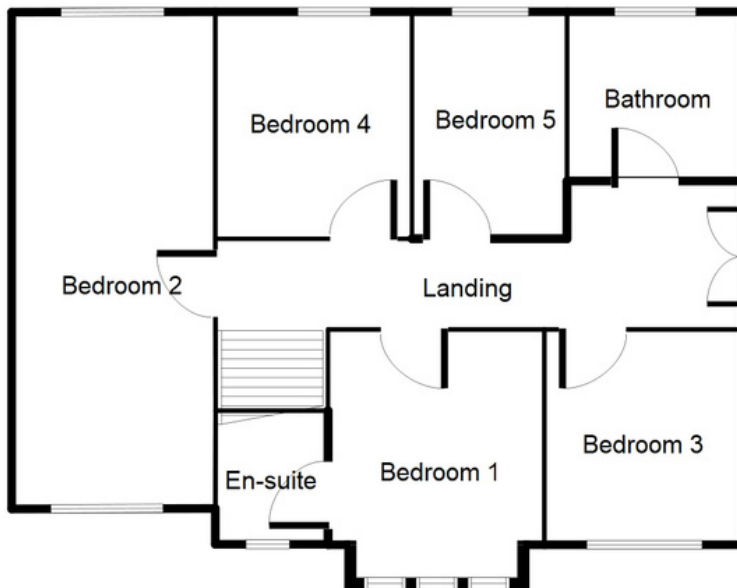
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First Floor



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Upstairs Landing:

2' 8" x 24' 3" (0.81m x 7.39m)

Master Bedroom:

12' 0" x 10' 8" (3.65m x 3.25m)

Bedroom 2:

19' 11" x 7' 10" (6.07m x 2.39m)

Bedroom 3:

12' 6" x 9' 10" (3.81m x 2.99m)

Bedroom 4:

8' 1" x 8' 6" (2.46m x 2.59m)

Bedroom 5:

8' 1" x 7' 6" (2.46m x 2.28m)

Family Bathroom:

5' 7" x 6' 10" (1.70m x 2.08m)