

for sale

offers in the region of **£310,000**



Lissimore Drive Tipton DY4 7SX

****A WELL PRESENTED AND SPACIOUS MODERN DETACHED FAMILY HOME SET ON A SOUGHT AFTER AND PRIVATE CORNER POSITION ON A POPULAR MODERN DEVELOPMENT****

Lissimore Drive Tipton DY4 7SX

Entrance Hallway

Entrance door to the front elevation, double glazed window to the front elevation, stairs to the first floor accommodation, central heating radiator, understairs storage cupboard, laminate floor.

Cloakroom

Having w.c., wash hand basin, tiling to splashback, radiator, tiled floor, double glazed window to the front elevation.

Lounge

19' 9" x 11' 3" (6.02m x 3.43m)

Having double glazed window to the front elevation, double glazed french doors to the rear elevation, two central heating radiators, gas fire with feature surround, two wall lights, telephone point, t.v. point.

Dining Room / Study

9' 9" x 9' 6" (2.97m x 2.90m)

Double glazed window to the front elevation, central heating radiator, t.v. point, telephone point.

Kitchen Diner

11' 10" x 9' 7" (3.61m x 2.92m)

Having a fitted kitchen to comprise a range of wall and base units with roll top work surfaces over to include one and a half bowl stainless steel sink & drainer unit, electric oven and gas hob with cooker hood, space for domestic appliances, integrated dishwasher, integrated larder fridge, tiling to splashback, tiled floor, central heating radiator, double glazed window to the rear elevation, door to the utility room.

Utility Room

6' 1" x 5' (1.85m x 1.52m)

Having wall and base units with work surfaces, stainless steel sink & drainer unit, space for domestic appliances, plumbing for automatic washing machine, tiled floor, storage cupboard.



First Floor

Landing

Airing cupboard housing boiler, central heating radiator, doors to

Bedroom One

11' 10" x 11' 8" (3.61m x 3.56m)

Double glazed bay window to the rear elevation, built-in wardrobe, central heating radiator.

En-Suite

Suite to comprise shower cubicle, wash hand basin, w.c., tiling, tiled floor, double glazed window to the rear elevation.

Bedroom Two

9' 7" x 9' 2" (2.92m x 2.79m)

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

Bedroom Three

9' 10" x 7' 8" (3.00m x 2.34m)

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

Bedroom Four

10' 4" x 7' 7" (3.15m x 2.31m)

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

Family Bathroom

Suite to comprise paneled bath with mixer tap, wash hand basin, w.c., tiling, extractor fan, double glazed window to the front elevation.

Outside

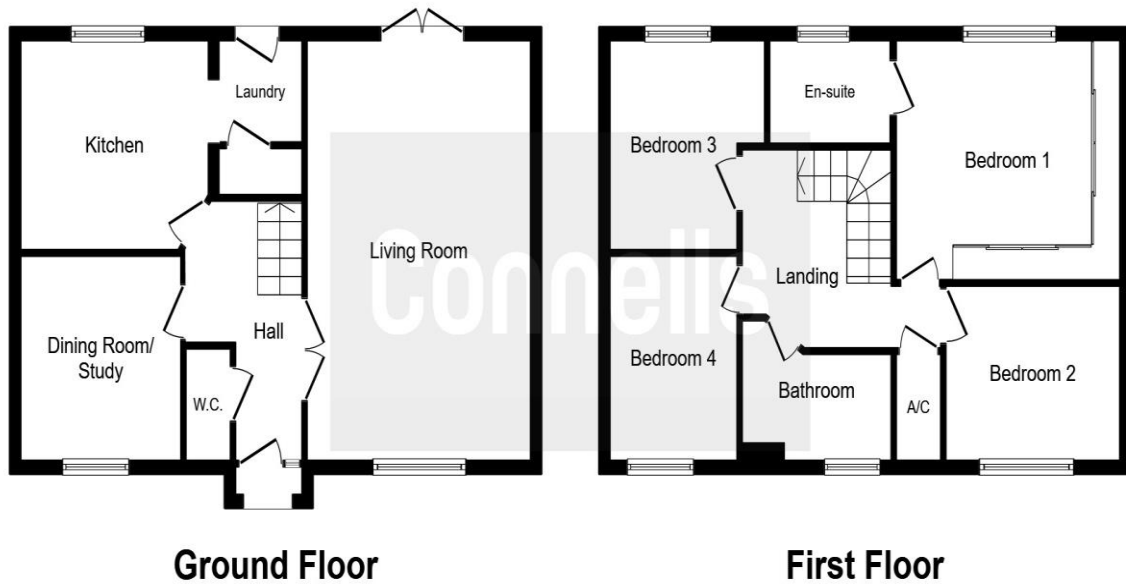
To the front of the property there is driveway giving off road parking and access to garage, low maintenance foregarden. Private enclosed rear garden with paved patio area, good size lawn, gate giving side access, security lights to front and rear, outside tap, shed.

Garage

18' 7" x 9' (5.66m x 2.74m)

Up and over door, power and lighting.





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).
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Property Ref: DUD310035 - 0005

Tenure: Freehold

EPC Rating: D

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