



Weston Drive  
TIPTON DY4 0AE

for sale offers in the region of  
**£220,000**



### Property Description

Nestled at the end of a peaceful cul-de-sac in a much-loved Tipton location, this charming two-bedroom home is ready to welcome its next chapter. Imagine yourself unwinding in the cozy lounge, the perfect spot for relaxing evenings. The bright and functional kitchen not only offers ample space for culinary creations but also opens directly onto your delightful rear garden, blurring the lines between indoor comfort and outdoor enjoyment.

Upstairs, you'll discover two generously sized bedrooms, offering peaceful retreats for everyone. A well-appointed fitted bathroom completes the first floor, providing a touch of everyday luxury.

Step outside, and the appeal continues. A substantial driveway greets you at the front, offering plenty of room for your vehicles. The rear garden is a true gem, thoughtfully landscaped with a lovely block-paved patio – ideal for alfresco dining or simply soaking up the sunshine. And for those who appreciate extra space and convenience, there's ample side access, even large enough to accommodate a vehicle, leading to a practical garage with a classic up-and-over door. This is more than just a house; it's a place to call home.

### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door, stairs to the first floor and door to the lounge.

#### Lounge

14' 1" Max x 10' 2" Max ( 4.29m Max x 3.10m Max )

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and door the kitchen.

### Kitchen

14' 1" x 7' 7" ( 4.29m x 2.31m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having two double glazed windows to the rear aspect, an understairs storage cupboard, a one and a half bowl sink with drainer, gas hob, cooker hood, plumbing for utilities, space for appliances, a ceiling light point, radiator and the central heating boiler.

### First Floor

#### Landing

Having a double glazed window to the side and doors leading to the bedrooms and bathroom.

#### Bedroom One

14' 1" Max x 12' 6" Max ( 4.29m Max x 3.81m Max )

Having two double glazed windows to the front aspect, carpeted flooring, fitted wardrobes, a storage cupboard, ceiling light point and a radiator.

#### Bedroom Two

8' 10" x 7' 7" ( 2.69m x 2.31m )

Having a double glazed window to the rear aspect, ceiling light point and a radiator.

### Bathroom

Having a double glazed window to the rear aspect, a bath with shower over, WC, wash hand basin, vinyl flooring, tiled walls and a radiator.

## Outside

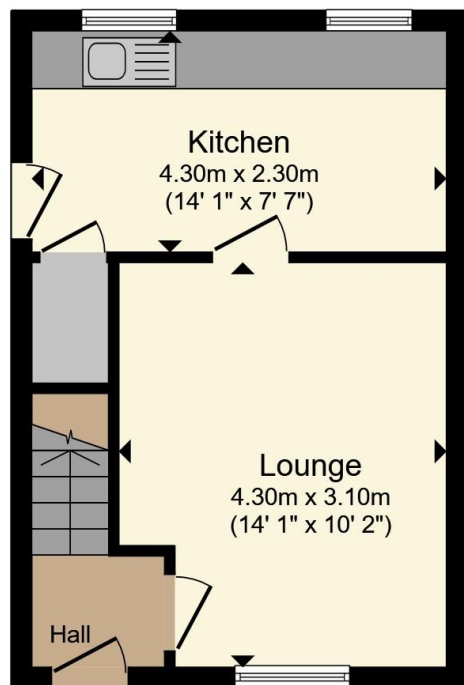
### Front:

Having a tarmac driveway providing parking for multiple vehicle and an electric vehicle charger.

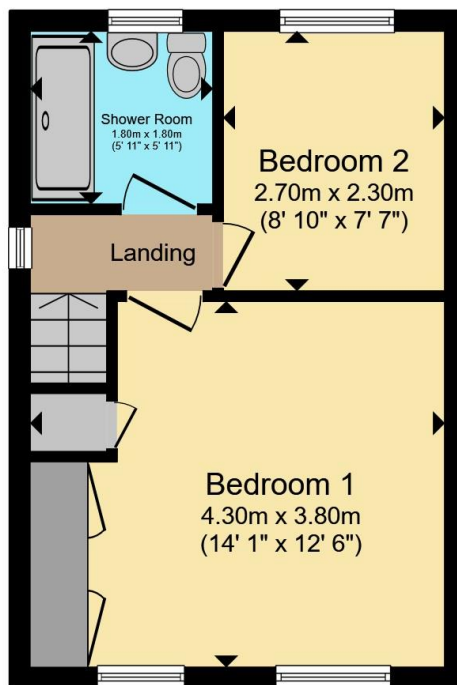
### Rear:

Having a block paved patio, lawn, side access suitable to fit a vehicle and access to the garage through an up and over door.





**Ground Floor**



**First Floor**

Total floor area 56.8 m<sup>2</sup> (611 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: B

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Tenure: Freehold



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