

Property details **approval form**

54 Lissimore Drive, Tipton, West Midlands, England, DY4 7SX

Date: 14 February 2025

Property Ref and Version: OLD310727 - 0005

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£400,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > GOOD SIZED BEDROOMS
- > GARAGE / UTILITY
- > SPACIOUS LIVING
- > CUL-DE-SAC LOCATION
- > CLOSE TO LOCAL TRANSPORT LINKS
- > DOWNSTAIRS WC
- > BEAUTIFUL 'READY TO MOVE IN' FEEL

○ Short Description

****BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE. PERFECT FOR A GROWING FAMILY OR AN INDIVIDUAL WANTING TO ENJOY SPACIOUS LIVING****

Call the sales team today on 0121-552-2671 to arrange a viewing!!

○ Long Description

****BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE. PERFECT FOR A GROWING FAMILY OR AN INDIVIDUAL WANTING TO ENJOY SPACIOUS LIVING****

The ground floor comprises of a spacious hall way with leads to a large lounge area to the rear with patio doors leading to the garden offering indoor/outdoor living.

The modern fitted kitchen is also to the rear of the property which follows through the the dining area. Perfect for entertaining. There is a garage. utility space to the front of the property and a downstairs w/c.

The first floor of the property comprises of three good sized bedrooms and a large master bedroom with en-suit.

Externally the property has a large driveway to the front suitable for multiple cars and a beautifully ,maintained rear garden.

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This is one you won't want to miss. So...,

CALL THE SALES TEAM TODAY ON 00121-552-2671

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Having double glazed window to front and stairs to upper floor.

Lounge

14' 11" x 14' 1" (4.55m x 4.29m)

Having double glazed patio doors to the rear and gas fire.

Dining Room

11' 1" x 8' 6" plus bay (3.38m x 2.59m plus bay)

Having double glazed bay window to front and wall mounted radiator.

Kitchen

15' 1" x 8' 11" (4.60m x 2.72m)

Having wall and base units, sink/drainer integrated into work surface, integrated fridge/freezer, dishwasher, oven and hob.

W.C

Having wash hand basin with vanity unit, double glazed window, low level WC and wall mounted radiator.

Landing

Having doors leading to various rooms.

Bedroom One

15' 8" x 11' 4" plus recess (4.78m x 3.45m plus recess)

Having three double glazed windows to front and wall mounted radiator.

En Suite

Having shower cubicle with shower, wash hand basin with vanity unit, low level WC, double glazed window and towel rail.

Bedroom Two

12' 4" x 8' 4" (3.76m x 2.54m)

Having double glazed window & radiator.

Bedroom Three

8' 11" x 8' 4" (2.72m x 2.54m)

Having double glazed window, wall mounted radiator and storage cupboard.

Bedroom Four

8' 11" x 7' (2.72m x 2.13m)

Having double glazed window and wall mounted radiator.

Bathroom

Having bath with shower over, wash hand basin with vanity unit, low level WC, double glazed window, towel rail and Ex.Fan.

Garage

Having up & over door plumbing, functional sink and wall mounted radiator.

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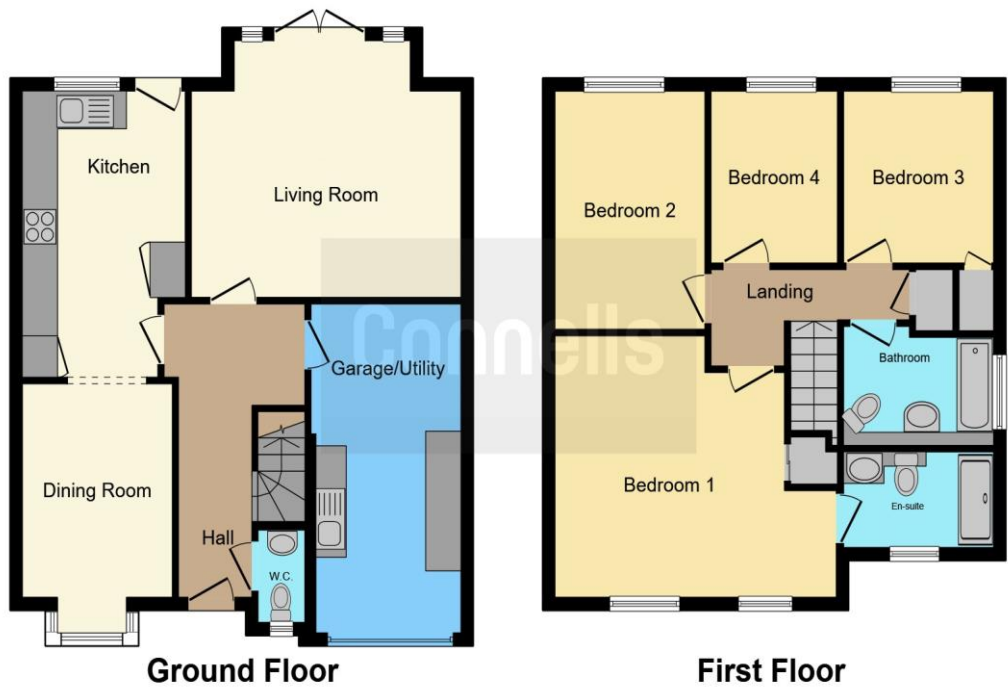
○ Property Images



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○ Floor Plan



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.focalagent.com

○ Approval

Signature		Date
Greg Baker		
Miss J.M. Saunders		