

# Incentives Available For Proceedable Buyer



151 Tipton Road, Woodsetton, Dudley, DY3 1AA

**BERRIMAN**  
**EATON**

# 151 Tipton Road, Woodsetton, Dudley, DY3 1AA

**\*\* INCENTIVES AVAILABLE FOR PROCEEDABLE BUYER\*\*** 151 Tipton Road is a modern detached family home with a private driveway which gives off road parking and also allows a right of access to the neighbouring house, an integral garage and a generous rear garden with fabulous views across the protected fields. The property benefits from central heating and double glazing. The front of the property is owned by this residence and there may be the possibility of enhancing the parking, should a purchaser wish to do so.

(WOMBOURNE OFFICE)  
EPC: C

## LOCATION

The property is located within easy reach of Sedgley town centre with its array of shopping facilities and local amenities. The area provides a good selection of local schooling and is also within reach of independent schools. There is access to public transport and the property is well located for access to the M5, M6 and related motorway network.

## DESCRIPTION

151 Tipton Road is a modern detached family home with a private driveway which gives off road parking and also allows a right of access to the neighbouring house, an integral garage and a generous rear garden with fabulous views across the protected fields. The internal accommodation briefly comprises fitted kitchen with separate utility room, living room and cloakroom/wc to the ground floor. To the first floor there is a family bathroom, principal bedroom with fitted bedroom furniture and en-suite shower room and three further good sized bedrooms. The property benefits from central heating and double glazing. The front of the property is owned by this residence and there may be the possibility of enhancing the parking, should a purchaser wish to do so.

## ACCOMMODATION

A uPVC door with opaque leaded inserts leads into the ENTRANCE HALLWAY with a radiator and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a low level W.C. and a pedestal wash hand basin with tiled splash back. There is a radiator, tiled floor and a double glazed opaque window to the side elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and an inset Belfast sink with stainless steel mixer tap. There is an integrated Bosch oven with 4 ring gas hob and fitted extractor hood over. Further integrated appliances include fridge and freezer and dishwasher. There is a radiator, tiling to the floor, a fitted wine rack, spotlights and a double glazed leaded window to the front elevation. The UTILITY is fitted with a work surface with base units and inset single drainer sink unit with mixer tap, space and plumbing for washing machine and a wall mounted central heating boiler. There is tiling to the floor and a double glazed uPVC door with leaded opaque inserts leading to the side passage. The LIVING ROOM has a double glazed window to the rear elevation and a double glazed sliding patio door leading to the rear garden. There is a fitted log burner, two radiators and an understairs storage cupboard.

The staircase with wooden balustrades rises to the first floor LANDING with a double glazed leaded window to the side elevation, loft access and the Airing Cupboard housing the mega flow hot water system and has fitted shelving. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes, overhead storage and bedside drawer units. There is a radiator and a double glazed leaded window to the rear elevation and enjoys glorious views across the fields beyond. The EN-SUITE has a walk-in shower cubicle with concertina door, pedestal wash hand basin with tiled splash back and a low flush W.C. There is a radiator, tiled floor and a double glazed leaded opaque window to the side elevation. The BATHROOM is fitted with a contemporary white and comprises panelled bath, pedestal wash hand basin and low level W.C. There is a radiator, spotlights, part tiling to the walls, tiled floor and a double glazed opaque window to the side elevation. BEDROOM TWO has a radiator and a double glazed leaded window to the front elevation. BEDROOM THREE has a radiator and a double glazed leaded window to the rear elevation. BEDROOM FOUR has a radiator and a double glazed leaded window to the front elevation.

## OUTSIDE

The property occupies a large plot and sits beyond a walled boundary with a spur driveway serving just two properties and is owned by the property but the neighbouring property has a right of access to their property. There is a block paved driveway in a herringbone style providing off road parking for several vehicles with a lawn area to the front with the potential for changing into further parking. The driveway gives access to the integrated GARAGE with elevating door to the front. There is fencing to the boundary and side gated access to the rear garden. The rear garden is enclosed by fencing to the boundary and has a full width paved patio area with additional decking area (currently undergoing construction), a log store and a lawn. The rear garden also enjoys views across protected fields to the rear.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND D – Dudley MBC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

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### Lettings Office

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### Worcestershire Office

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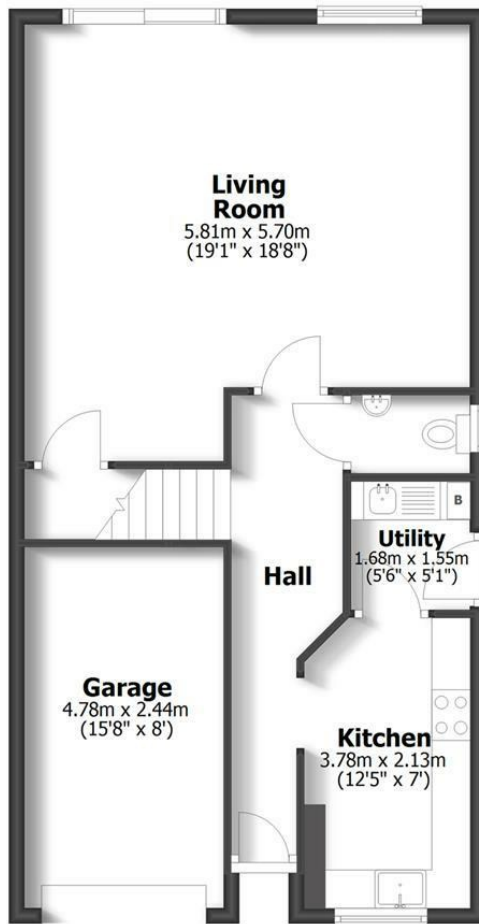
Offers Around  
£340,000

EPC: C

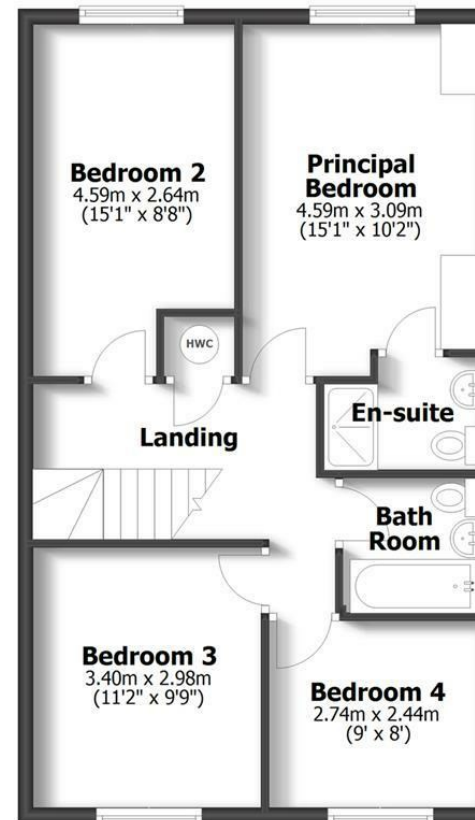
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**151 TIPTON ROAD  
WOODSETTON**



**Ground Floor**



**First Floor**

HOUSE: 112.7sq.m. 1213sq.ft.  
GARAGE: 11.6sq.m. 125sq.ft.  
**TOTAL: 124.3sq.m. 1338sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

