



## 89, Brookfield Way, Tipton, West Midlands, DY4 0NE

BetterMove are proud to offer this well presented four bedroom detached house located in the town of Tipton and is situated within walking distance to local amenities such as shops, schools and public transport links. This property benefits from brand new double glazed windows, full gas central heating with a newly fitted boiler whilst briefly comprising of a lounge, dining room, kitchen, conservatory, four bedroom, bathroom and an ensuite located in the loft bedroom. The lounge is well presented with carpeted flooring and neutral décor with feature wall. This room benefits from a central gas fireplace with wooden mantel piece.

The dining room has hard wood flooring and neutral décor with a feature wall. This room provides an ample amount of space for a good sized family dining table and provides access to the conservatory through French patio doors. The kitchen is nicely decorated with hard wearing flooring and neutral décor with part tiled walls. This room benefits from a good quality fitted kitchen with an integrated oven, gas four burning hob and extractor fan. Further space is provided. The conservatory is well presented with hard wearing flooring and bear brick walls. Bedroom 1 benefits from fitted wardrobes and is well presented with neutral décor and carpeted flooring. This room is of a good size. Bedroom 2 is also well presented with neutral décor and carpeted flooring. This room provides space for all needed furniture and is suitably sized. Bedroom 3 is impeccably presented with neutral décor and carpeted flooring. This room benefits from a fitted wardrobe. Bedroom 4 is located on the second floor and is well presented with neutral décor and carpeted flooring. This room benefits from Eaves storage. An ensuite is provided and is well presented with hard wearing flooring and part tiled walls with subtle décor. This room comprises of a WC, wash basin and bath. The rear garden benefits from a wooden decking an



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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