



ONE  
MONTH

FREE RENT

Ascend

Tulip Avenue, Dudley

£1,120 Per Month

\* Rent Free – Limited Time Offer\*

This exceptional incentive lets you enjoy significant savings while settling into your dream home.

#### ABOUT YOUR COMMUNITY, LOCATION & BEYOND

Situated in the charming market town of Coseley, The Meadows offers a stunning selection of 2, 3, and 4-bedroom homes. This beautiful neighbourhood is perfectly located near an array of leisure and entertainment options, scenic green spaces, and highly-rated local schools. With excellent road and rail transport links, The Meadows provides convenient access to everything you need.

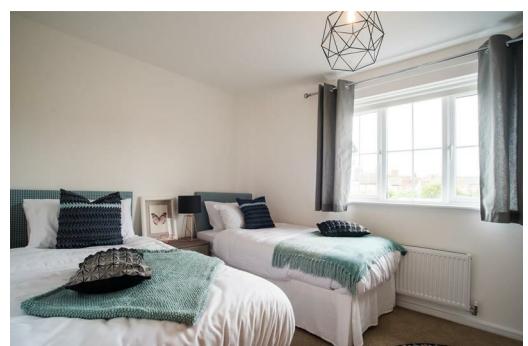
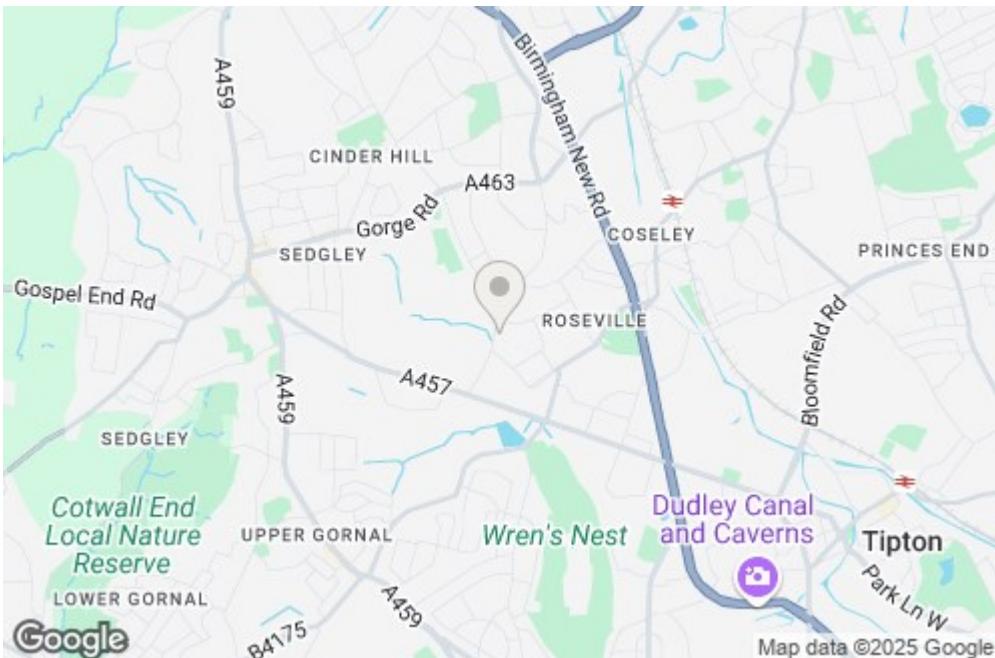
#### ABOUT YOUR HOME - THE IRWELL

The Irwell at The Meadows is a thoughtfully designed family home, offering the perfect blend of modern living and comfort. Its spacious and bright layout creates an inviting atmosphere, ideal for family life and entertaining guests.

Upon entering, you are welcomed by an open-plan kitchen/living area, featuring French doors that open directly to the garden, allowing for an abundance of natural light to flood the space. This seamless connection between indoor and outdoor living is perfect for enjoying sunny days or creating a cosy ambiance indoors.

The fully fitted kitchen and dining area is a modern, practical space, designed for everyday living and social gatherings. Whether you're cooking a family meal or hosting friends, this area serves as the heart of the home. Additional under-stairs





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	90	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs			

Energy Efficiency Rating: Current 90, Potential 90. Environmental Impact (CO<sub>2</sub>) Rating: Current A, Potential A.