

for sale

from **£290,000** Freehold



Bloomfield View Augusta Close Tipton DY4 9DN

THE STANTON - Set over 2 storeys. Ground floor consists of hallway, fitted kitchen, downstairs WC and lounge/dining area. First floor consists of main family bathroom, en-suite and 3 double bedrooms.

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Kitchen

12' 9" x 7' 9" (3.89m x 2.36m)

Living / Dining

14' 5" x 13' 3" (4.39m x 4.04m)

Downstairs W.C

Bedroom One

12' 3" x 8' (3.73m x 2.44m)

Ensuite

Bedroom Two

11' 6" x 7' 3" (3.51m x 2.21m)

Bedroom Three

11' 6" x 7' 3" (3.51m x 2.21m)

Family Bathroom

8' 8" x 6' 1" (2.64m x 1.85m)

Home Specification:

GENERAL INTERIOR

- One double USB socket to kitchen, living room and bedroom 1 (plus standard sockets).
- Fused spur is provided for future installation of security alarm by purchaser.
- Digital TV / Internet point provided to lounge and bedroom one.
- Low energy white downlights to kitchen & main bathroom.

- Modern chrome circular LED ceiling light to ensuite & WC (if applicable).
- Energy efficient pendants to bedrooms.
- Painted MDF window cills.
- Walls and ceilings painted in matt white emulsion.
- Woodwork painted in white satinwood.
- Chrome finish aluminium lever door handles on round rose.

HEATING & VENTILATION

- Combination boiler with traditional radiators.

FLOORING

- Bronze range vinyl flooring to kitchen, WC, bathroom and ensuite (if applicable).

KITCHEN

- Single bowl stainless steel sink with chrome finish tap.
- Worktop & upstands (no wall tiling).
- Laminated worktops.
- Built-in stainless steel single oven.
- Splashback to ovens (frosted glass).
- Electric induction hob x 4 ring.
- Stainless steel chimney hood.
- Space and power for fridge freezer.



- Integrated dishwasher (slimline in 2 bedroom homes).
- Space and connections for washing machine

BATHROOMS / ENSUITES

- Chrome taps.
- Chrome heated towel rail to ensuites & bathrooms.
- Electric shower over bath.
- Thermostatic shower to ensuite (if applicable).
- Walls fully tiled around bath/shower and splashbacks to sinks (if app).
- Wall tiles to splashbacks.

EXTERIOR

- External up and down wall light with PIR detection to front satin chrome.
- Outside tap to rear.
- Pressed grey paving slabs to rear garden (see site plan).
- Windows and external doors (Secured By Design).
- Solar panels to each property.
- Fencing, concrete posts, gravel boards and pressure treated feather edge panels. *
- Electric vehicle charging point

* Specialist acoustic and bespoke fencing will be used on

retaining walls to meet planning conditions. Please ask your sales agent for more details.

Upgrades Available On Request

At an additional cost and dependent on Build Stage.

- Kitchen range
- Additional freestanding appliances not included as standard such as washing machine or fridge freezer.
- Carpets
- Floor tiling in lieu of vinyl
- Additional electrical sockets
- Turf to rear garden

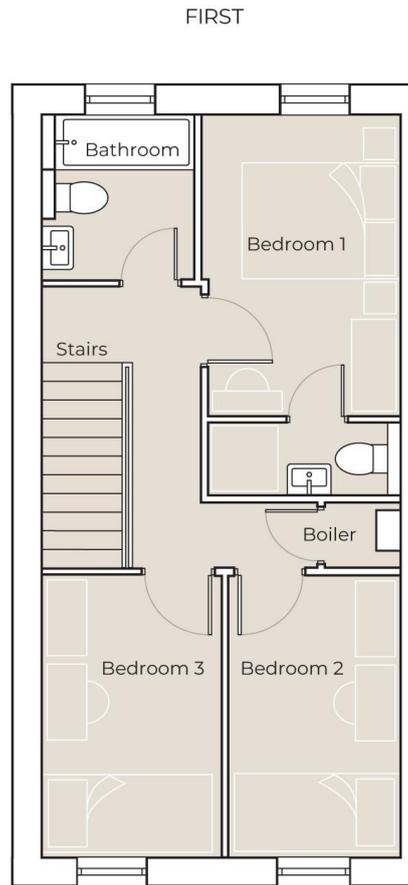
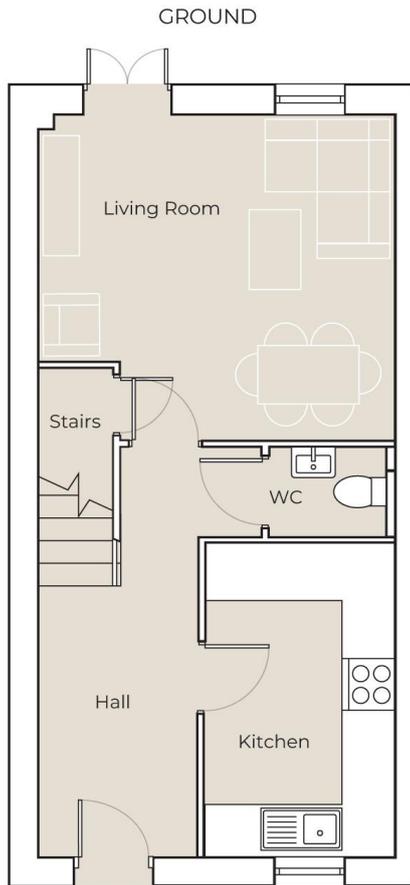
Location:

ABOUT THE AREA

Tipton is a small town in the Metropolitan Borough of Dudley that has recently become more prosperous with improving housing stock and some substantial development in the nearby Dudley town centre. This includes the addition of new Metro links and improvements to the road network.

Tipton boasts excellent travel links to the M5/M6 motorway network. There is also a nearby train station which provides direct links to Birmingham New Street Station, the West Midlands conurbation and beyond.





To view this property please contact Paul Dubberley on

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI104413 - 0001

Tenure: Freehold

EPC Rating: Exempt

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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