





Property Description

The BURFORD - A beautiful, 4 bedroom property, set over 3 storeys.

Located on Bloomfield Road, the area boasts excellent school catchment, as well as travel links to the M5 & M6 motorway, a nearby train station which provide links direct to Birmingham New Street Station and numerous bus stops providing links across the borough. Bloomfield View is also conveniently located for plenty amenities and some of the most historical landmarks.

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

- 1½ bowl stainless steel sink with chrome finish tap.
- Worktop & upstands (no wall tiling).
- Laminated worktops.

- Built-in stainless steel double 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 ensembles & bathrooms.
- Electric shower over bath.
- Thermostatic shower to ensuite (if applicable).
- Walls fully tiled around bath/shower and half tiled to remaining walls.
- 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. The town has numerous bus stops providing bus links to destinations across the borough.

LEISURE & PLEASURE

Bloomfield View is conveniently located for some of the West Midlands most historical landmarks. Significantly, Dudley Zoological Gardens and the Black Country Museum are both just a short drive away.

There are also plenty of shopping opportunities, Dudley town centre or the Merry Hill Centre approx. 6 miles away which has over 250 shops, a separate retail park, cinema, and food hall. Adjacent to the main shopping centre is a marina called The Waterfront accommodating a number of bars and restaurants. Dudley No.1 Canal passes though The Waterfront and along the edge of the shopping centre before descending to the Delph Locks.

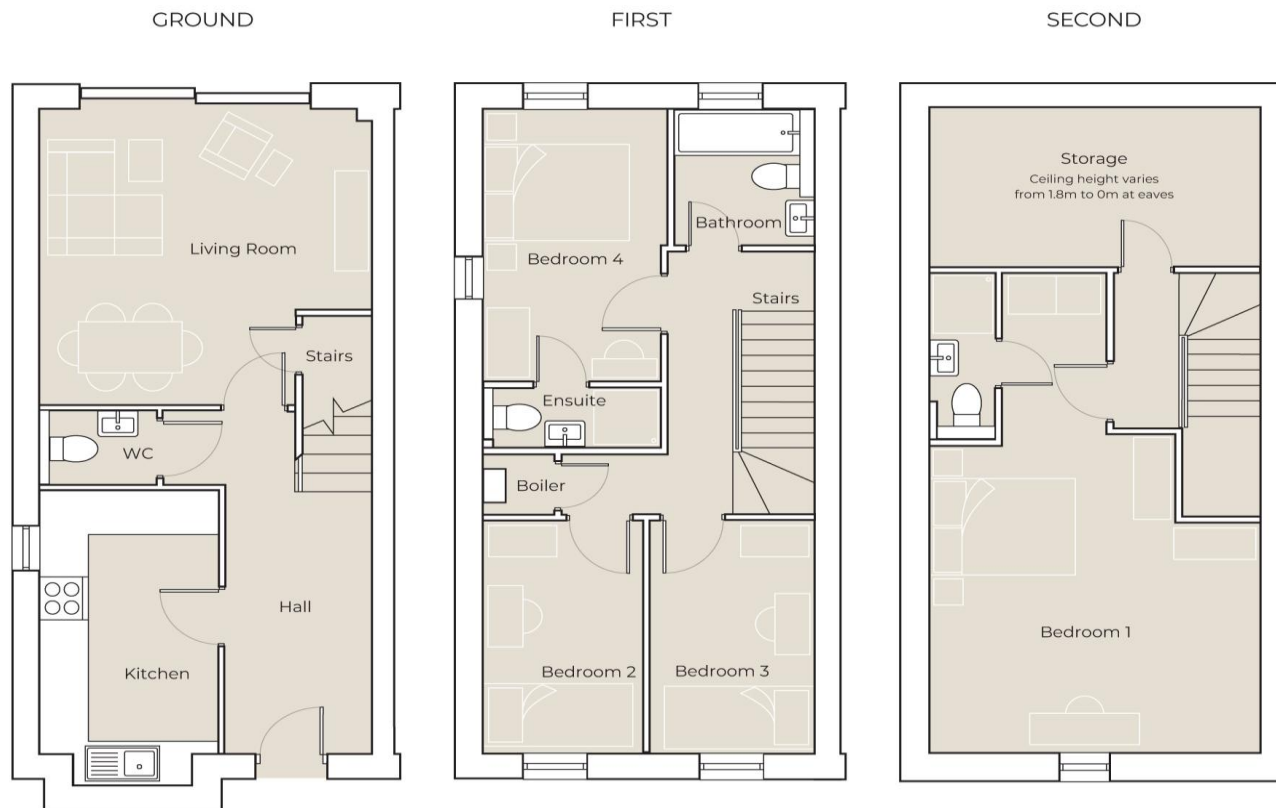
Dudley Golf Club offers a warm welcome, set amidst beautiful scenery the course is situated at the highest point of the West Midlands so offers incredible views of the surrounding countryside.

Agents Notes:

- Artist's impression drawn from architect's plans to show the relative position of individual properties.
- NOT TO SCALE.
- All measurements are approximate and may vary.
- These are two dimensional drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting.
- Landscaping is indicative.
- Please refer to the landscape plan available from our Sales Advisor or Selling Agent for precise details of the finish and specifications of your chosen home.
- The information contained in this brochure does not constitute a contract, written or implied.

AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.





To view this property please contact Paul Dubberley on

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EPC Rating:
 Exempt

view this property online PaulDubberley.co.uk/Property/PWE104126

Tenure: Freehold



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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