

for sale

from **£280,000** Freehold



Bloomfield View Augusta Close Tipton DY4 9ES

Fall head over heels for this extraordinary 3-bedroom sanctuary, nestled in the vibrant heart of Tipton! Every inch of this stunning development has been meticulously crafted with an uncompromising commitment to quality and elegance.

- Energy Rating: Exempt
- EXCLUSIVE NEW BUILD PROPERTY WITH 3 DOUBLE BEDROOMS
- HIGH SPECIFICATION THROUGHOUT WITH A 10 YEAR WARRANTY

Property Details

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 ensembles & 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. 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 through 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.
- Images used are for illustrative purposes only and are not plot specific.
- 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.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



To view this property please contact Connells on

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Property Ref: WED311048 - 0004

Tenure:Freehold EPC Rating: Exempt

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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