

for sale

£395,000 Freehold



Park View Brick Kiln Way Dudley DY3 4BA

PARK VIEW.

A Stunning Collection of Three and Four Bedroom New Build Detached Homes set in the sought after location of Baggeridge Park..

**** This Particular Home has the special features of a Utility Room off the Kitchen**

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Property Details

Specification:

KITCHEN

- Fitted Kitchen by Wrens Kitchen (Option of Shaker or plain front in a selection of colours depending on build stage).
- Work surfaces - Laminate worktops (a number of options to choose from depending on build stage).
- Integrated Electric Oven & Electric Induction Hob
- Space for washer/dryer (not included)
- Dish Washer
- Fridge/Freezer
- Chimney Hood

BATHROOM(S), EN-SUITES & WC/CLOAKS

- Sanitary ware
- Bath with shower over and screen
- In En-suite (Plot 3) there will be free standing Shower, Toilet and Sink

TILING

- Kitchen Splash Back
- Bathroom Half Tiled walls & Splash Back
- En Suite ceiling height tiles

FLOORING

- Floor Tiling - Kitchen, Hall/Utility & Bathrooms/WC
- Carpet - Living Room & upstairs

DOORS

- Front & Rear External Doors
- Black, Wooden Front Door
- White Paneled Internal Doors
- Chrome Ironmongery
- White Patio Doors

DECORATION

- Walls & Ceilings painted white throughout
- Gloss White Woodwork

PLUMBING & HEATING

- Boiler Cool Energy Air Source Heater with Tank - Wet system
- Underfloor Heating Downstairs
- Radiators Upstairs (Towel Rail in Bathroom)
- Plumbing for Washing Machine
- Dishwasher supplied & plumbed
- Outside Tap supplied

ELECTRICAL

- External Socket to rear
- Chrome Switches and Sockets
- BT Fibre Point
- Telephone Points
- Shaver Point
- Extractor Fans in Kitchen & Bathrooms
- Spot Lights in Kitchen, Hall & Bathrooms
- Pendant in Lounge and Bedrooms
- Door Chime
- Digital TV Aerial (wire only) in Kitchen, Living Room & Bedrooms

EXTERNAL

- Rear Garden - Artificial Grass / Turf / Slabs (Plot specific - Please speak to Sales Advisor to confirm which materials are to be used on the plot you are interested in)
- Feather edged fencing
- External Lighting on entrance to property
- Outside Tap & Socket at rear
- White framed windows

Ground Floor:

Kitchen Diner 19' 6" x 9' 8" (5.94m x 2.95m)

Living Room 19' 6" x 9' 8" (5.94m x 2.95m)

Utility 5' 9" x 4' 9" (1.75m x 1.45m)

W.C

First Floor:

Bedroom One 19' 6" x 9' 8" (5.94m x 2.95m)

Ensuite 7' 8" x 4' 9" (2.34m x 1.45m)

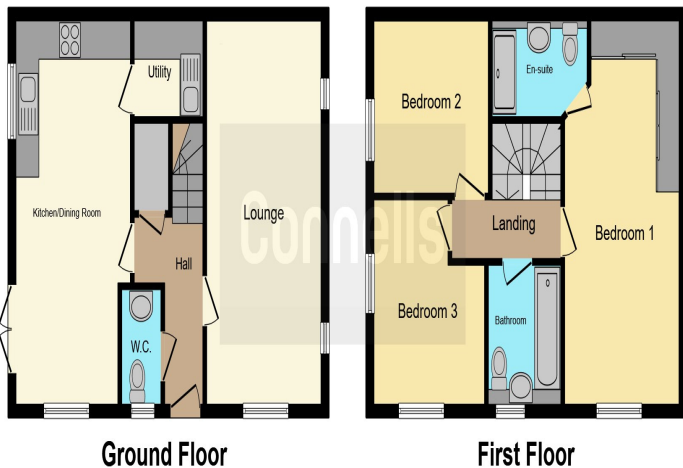
Bedroom Two 9' 1" x 8' 7" (2.77m x 2.62m)

Bedroom Three / Study 9' 8" x 9' 8" (2.95m x 2.95m)

Bathroom

Agents Notes:

Illustrations, measurements and details have been produced for guidance purposes only, individual plots and specification may be subject to change. Please check details of your chosen plot with the selling agent before making any financial commitment to purchase.



To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: Exempt

Property Ref: DUD312485 - 0010

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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