



**Connells**

Park View Brick Kiln Way  
Dudley



## Property Description

PARK VIEW - MOVE IN FOR CHRISTMAS!

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

The Developer has taken much care attention to detail to create a beautiful development of six, Three and Four Bedroom Detached Homes are finished to a high specification to include integrated appliances. Customers will have the choice of Kitchen doors, worktops and handles to create their own design.

Unlike most developers, E&J Developments are providing all flooring and carpets as standard, not as an optional extra. You will have your choice of flooring and carpets from the range.

All walls, architraves and shirting boards will be painted white.

Bathroom Suites will be white with Chrome Fittings (i.e. taps).

Please check the Specification for further details.

Customer Choices are from the range provided and will be subject to your Reservation Date. Therefore, the earlier you reserve, the more choice you will have.

Do you have a House to Sell? Assisted Move Available - Call us for details.

The developer will allow you to reserve if you have a house to sell, subject to T's and C's - Please call for details.

### Ground Floor:

#### Kitchen Diner

18' 7" x 12' 7" ( 5.66m x 3.84m )

#### Lounge

13' 1" x 11' 4" ( 3.99m x 3.45m )

#### W.C

### First Floor:

#### Bedroom Two

12' 6" x 9' 2" ( 3.81m x 2.79m )

#### Bedroom Three

10' 3" x 7' 8" ( 3.12m x 2.34m )

#### Bathroom

#### Bedroom One

16' x 9' 3" ( 4.88m x 2.82m )

### 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

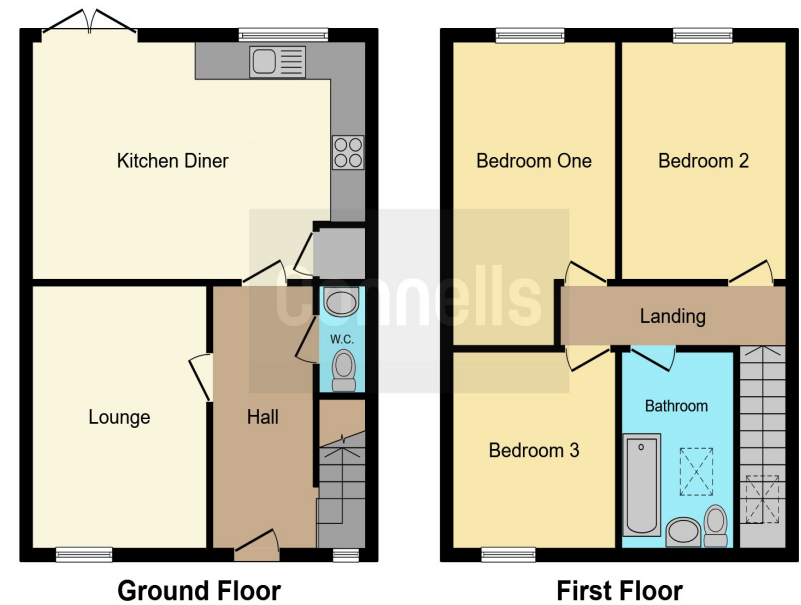
#### EXTERNAL

- 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

#### 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.





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.





To view this property please contact Connells on

**T 01384 214 770**  
**E dudley@connells.co.uk**

4 & 5 Stone Street  
DUDLEY DY1 1NS

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD313305](https://www.connells.co.uk/Property/DUD313305)**



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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