



**Connells**

Bloomfield View Augusta Close  
Tipton



## Property Description

**THE STANTON** - A wonderful opportunity awaits you to snag this stunning, brand-new, 3-bedroom gem!

As you enter, you're greeted by a generous hallway that sets the tone for the rest of the home. The heart of the house, the beautifully fitted kitchen, is a dream come true for anyone who loves to cook or entertain. And let's not forget the convenience of a desirable downstairs WC, adding a touch of practicality to your daily life. The spacious living room is a true gem, bathed in natural light thanks to the lovely double French doors that open up to your garden.

Venture upstairs, and you'll find three generously sized double bedrooms, each offering a serene retreat for rest and relaxation. One of these bedrooms boasts a stunning fitted en-suite, creating your own private oasis. The main family bathroom is equally impressive, designed with high specifications to cater to your family's needs.

Outside, the generous garden invites you to enjoy sunny afternoons, barbecues, or simply a quiet moment with a book. Plus, with ample parking to the front, you'll never have to worry about space for your vehicles.

<https://www.broadhavenhomes.co.uk/bloomfield-view/>

## 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

### 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.

**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.

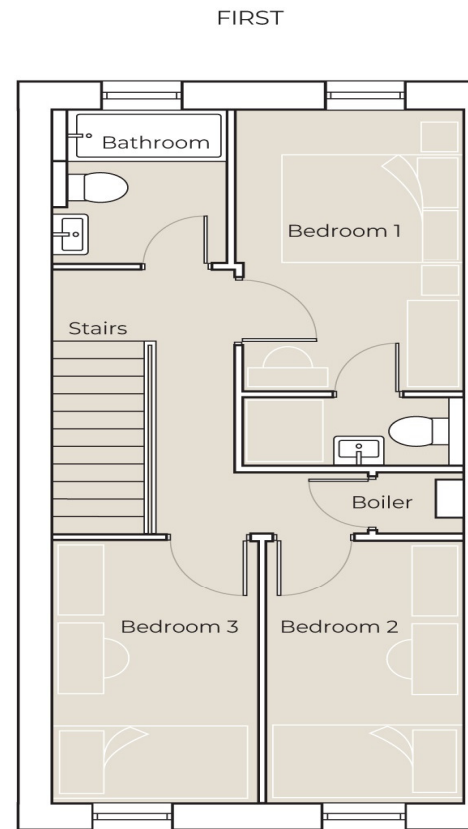
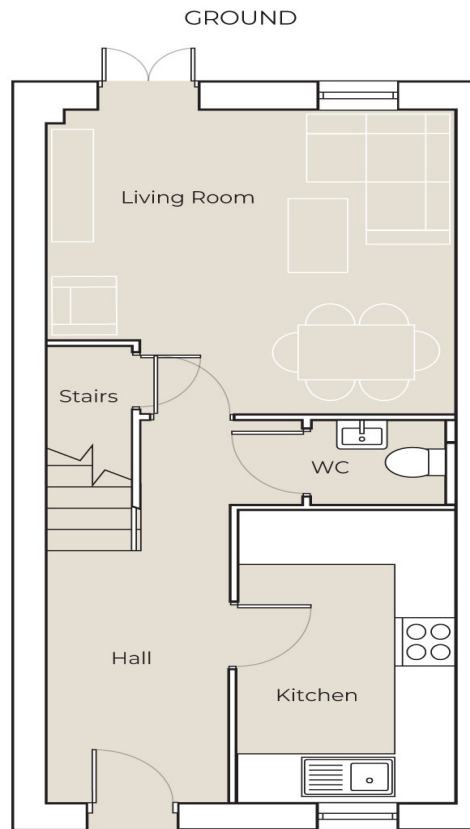
- All measurements are approximate and may vary.

- These are two dimensional drawings and will not show land contours and gradients, boundary









To view this property please contact Connells on

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EPC Rating:  
 Exempt

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314328](https://connells.co.uk/Property/DUD314328)**



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