

for sale

£260,000 Freehold



Alexandra Springs Alexandra Road Tipton DY4 8TG

Alexandra Springs - A New Build Development of Ten, Three Bedroom Semi-Detached Homes set over 2.5 Storeys with En-Suite to Principle Bedroom and a Study. Great Location having Q3 Academy High School, Tipton Train Station & Tipton Leisure centre all within easy walking distance.

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Reception Hall

Open Plan Lounge / Kitchen

27' 3" max x 11' 5" max (8.31m max x 3.48m max)

Guest Cloakroom

Landing

Bedroom Three

12' 7" max into recess x 11' 5" (3.84m max into recess x 3.48m)

Study Room

10' 2" x 4' 9" (3.10m x 1.45m)

Family Bathroom

9' 1" x 4' 7" (2.77m x 1.40m)

On The Second Floor

Landing

Bedroom One

11' 4" x 10' 7" (3.45m x 3.23m)

En Suite Shower Room

6' 5" x 4' 7" (1.96m x 1.40m)

Bedroom Two

11' 4" max x 9' 6" max (3.45m max x 2.90m max)

On The First Floor

Outside

Driveway

Rear Garden

Specification

Exterior - Front

External Security Light

Drive with 2 parking spaces

Outside tap

Exterior - Rear

External Security Light

Garden Fencing

Turf

Patio

Kitchen

4 Ring Electric Hob in stainless steel

Wall Mounted Splashback (tiles)

Built in Electric Oven



Extractor Cooker Hood in stainless steel
Modern Howdens Fitted Kitchen
Soft Close Kitchen Cupboard doors
Plumbing for Washing Machine
Integrated Fridge Freezer

Bathrooms

Downstairs WC
WC
Wash Hand Sink Vanity Unit with tiled splashback

Main Bathroom

Contemporary Bathroom Suite with Chrome Taps
Shower over Bath
Bath Splash Screen
Full Height Tiling around Bath / Shower
Electric Shaver Point
En-Suite (where applicable)
Heated Towel Rail in Chrome
Mains Shower
Shower Cubicle
Electric Shaver Point
Full Height Tiling in Shower Cubicle

General

White painted internal doors with chrome furniture
White finish to all internal walls
Smooth finish to all internal walls and ceilings
Vinyl Flooring to Wet Areas (Kitchen area, WC, Bathroom, Ensuite)

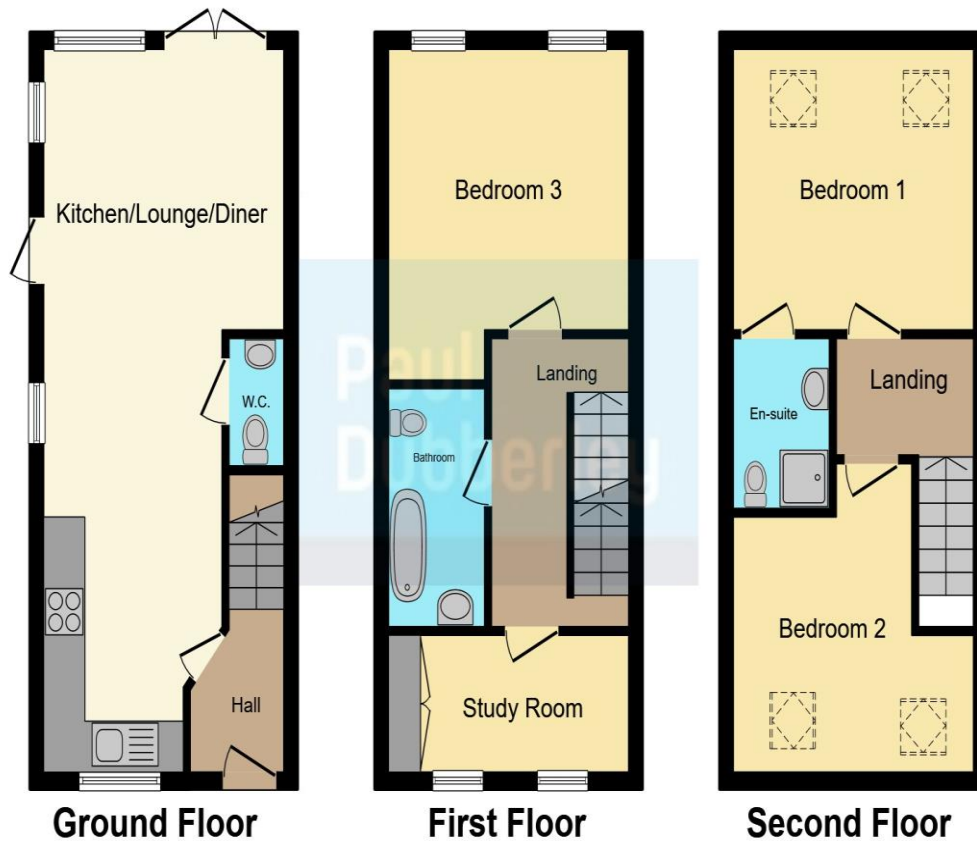
Electrical

TV Points in Lounge and all bedrooms (Kitchen at extra cost)
Telephone Point in Lounge
Ceiling Spot Lights in Kitchen, WC, Bathroom and En-Suite (where applicable)
White sockets and switches throughout. USB points in Kitchen.

Safety and Security

Interconnected Smoke Detectors
Windows and doors with high security lockable handles
10 Yr Warranty
Energy Saving
High Efficiency gas central heating system
Glazed PVCU sealed units with adjustable ventilators to window
Optional Extras (at Extra Cost, quoted, depending on Reservation Date)
Chrome Sockets and Switches
Extra TV Point (s)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: PT1103930 - 0010

Tenure: Freehold

EPC Rating: Exempt

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