

for sale

£230,000 Freehold



Alexandra Springs Alexandra Road Tipton DY4 8TG

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

Alexandra Springs Alexandra Road Tipton DY4 8TG

Reception Hall
Open Plan Lounge / Kitchen
27' 3" max x 11' 5" mas (8.31m max x 3.48m mas)
Guest Cloakroom

On The First Floor

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" x 9' 6" (3.45m x 2.90m)

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

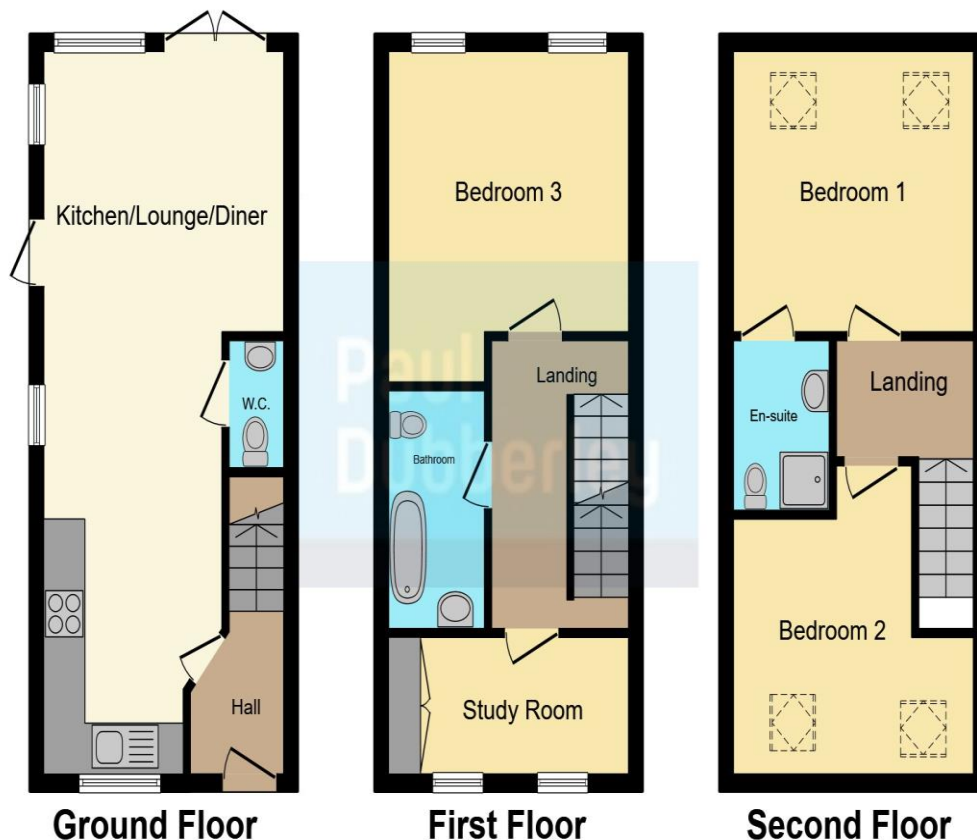
Extra TV Point (s)

Integrated Washing Machine

Carpets

Extend Patio in rear garden





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

To view this property please contact Paul Dubberley on

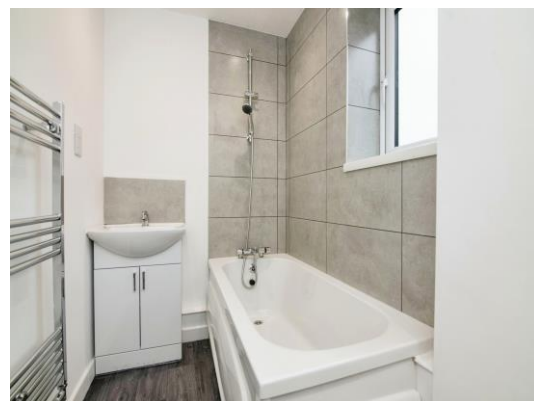
T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI103929 - 0008

Tenure:Freehold EPC Rating: Exempt

view this property online PaulDubberley.co.uk/Property/PTI103929



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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk