

for sale

from **£300,000** Freehold



Bloomfield View Bloomfield Road Tipton DY4 9ES

Fall head over heels for this extraordinary 4-bedroom sanctuary, nestled in the vibrant heart of Tipton! Every inch of this stunning development has been meticulously crafted with an uncompromising commitment to quality and elegance.

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Kitchen

12' 9" x 7' 10" (3.89m x 2.39m)

Living / Dining

16' x 13' 3" (4.88m x 4.04m)

Downstairs W.C

4' 8" x 3' 7" (1.42m x 1.09m)

Bedroom One

12' 3" x 8' 1" (3.73m x 2.46m)

Ensuite

7' 10" x 2' 11" (2.39m x 0.89m)

Bedroom Two

11' 6" x 7' (3.51m x 2.13m)

Bedroom Three

11' 6" x 7' 1" (3.51m x 2.16m)

Family Bathroom

6' 8" x 6' (2.03m x 1.83m)

Home Specification:

GENERAL INTERIOR

- One double USB socket to kitchen, living room and bedroom 1 (plus standard sockets).
- Fused spur is provided for future installation of security alarm by purchaser.
- Digital TV / Internet point provided to lounge and bedroom one.

- Low energy white downlights to kitchen & main bathroom.
- Modern chrome circular LED ceiling light to ensuite & WC (if applicable).
- Energy efficient pendants to bedrooms.
- Painted MDF window cills.
- Walls and ceilings painted in matt white emulsion.
- Woodwork painted in white satinwood.
- Chrome finish aluminium lever door handles on round rose.

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

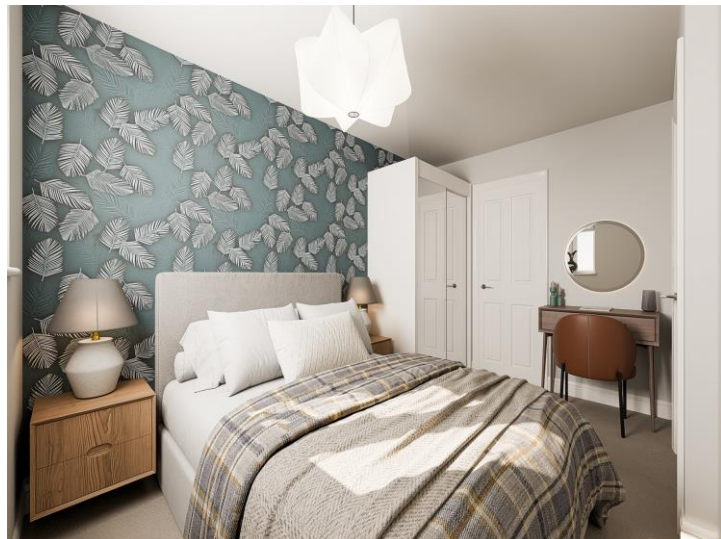
At an additional cost and dependent on Build Stage.

- 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.





To view this property please contact Paul Dubberley on

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Property Ref: PT1104894 - 0002

Tenure:Freehold EPC Rating: Exempt

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