



Connells

Bloomfield View Augusta Close
Tipton

Bloomfield View Augusta Close Tipton DY4 9ES

for sale from
£295,000



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

Bedroom Two

11' 6" x 7' 3" (3.51m x 2.21m)

Bedroom Three

11' 6" x 7' 3" (3.51m x 2.21m)

Family Bathroom

8' 8" x 6' 1" (2.64m x 1.85m)

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.

Tipton boasts excellent travel links to the M5/M6 motorway network. There is also a nearby train station which provides direct links to Birmingham New Street Station, the West Midlands conurbation and beyond. The town has numerous bus stops providing bus links to destinations across the borough.

LEISURE & PLEASURE

Bloomfield View is conveniently located for some of the West Midlands most historical landmarks. Significantly, Dudley Zoological Gardens and the Black Country Museum are both just a short drive away.

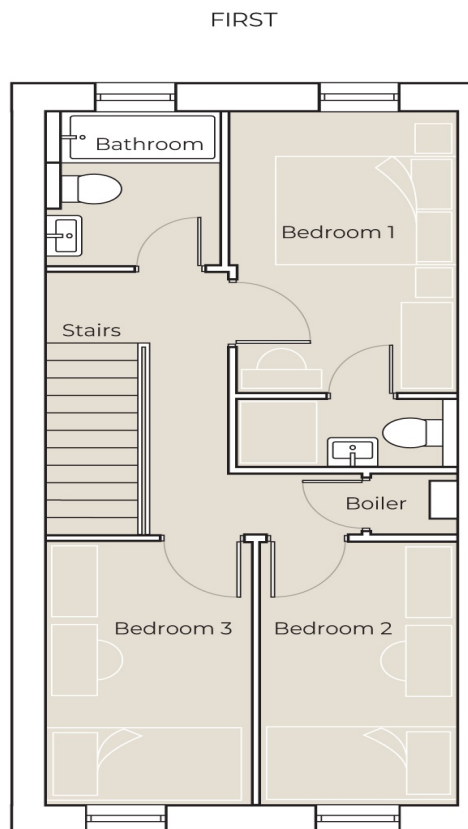
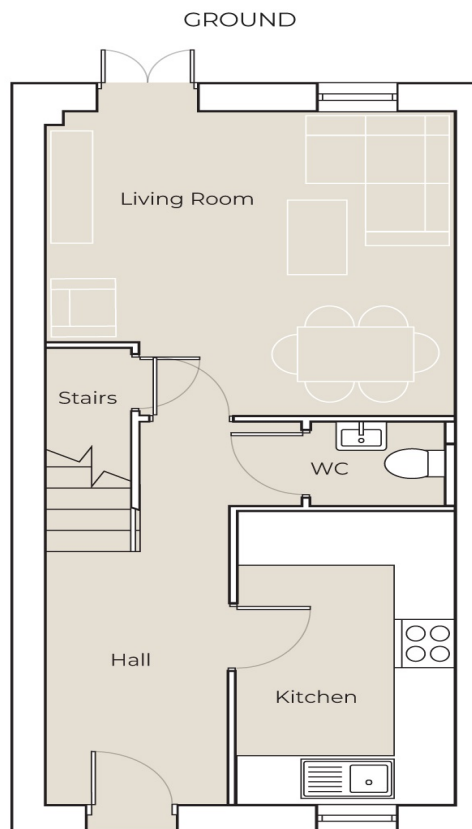
There are also plenty of shopping opportunities, Dudley town centre or the Merry Hill Centre approx. 6 miles away which has over 250 shops, a separate retail park, cinema, and food hall. Adjacent to the main shopping centre is a marina called The Waterfront accommodating a number of bars and restaurants. Dudley No.1 Canal passes though The Waterfront and along the edge of the shopping centre before descending to the Delph Locks.

Dudley Golf Club offers a warm welcome, set amidst beautiful scenery the course is situated at the highest point of the West Midlands so offers incredible views of the surrounding countryside.

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 treatments, landscaping or local authority street lighting.





To view this property please contact Connells on

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EPC Rating:
 Exempt

view this property online [connells.co.uk/Property/WED311046](https://www.connells.co.uk/Property/WED311046)

Tenure: Freehold



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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