



## **Bridle Road, Stourbridge**

Offers in the Region of £375,000

**Features:**

- \*\*\* NEW BUILD PROPERTY\*\*\*
- 3/4 Detached Modern Property
- Kitchen & Family Room
- WC
- Master Bedroom & En-suite
- Garden
- Car Port & Off Road Parking
- EPC - TBC

**Description:**

Situated in the POPULAR WOLLASTON ADDRESS of Bridle Road. This New Build DETACHED MODERN FAMILY HOME.

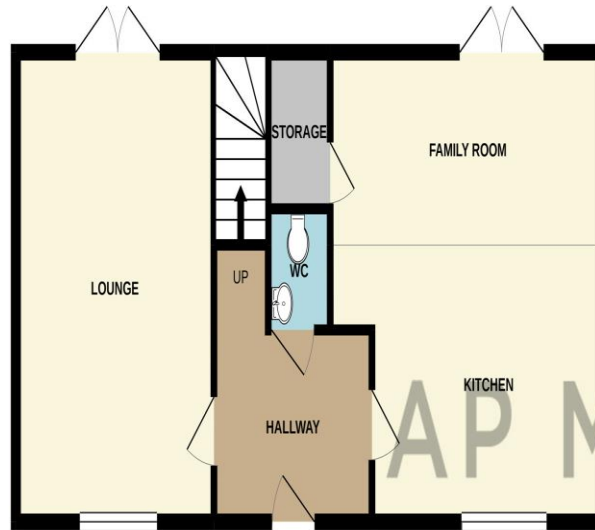
This is a fantastic opportunity to buy a custom built 'Off Plan' 3/4 Bed Detached Property.

The layout to be in brief is: A spacious Entrance Hallway with downstairs WC, a well size dual aspect Lounge with Patio doors leading out to rear Garden. To the other side of the property, you will a very generous Kitchen and Family Room again with Patio doors leading to the rear Garden. This Family Room further benefits from additional storage.

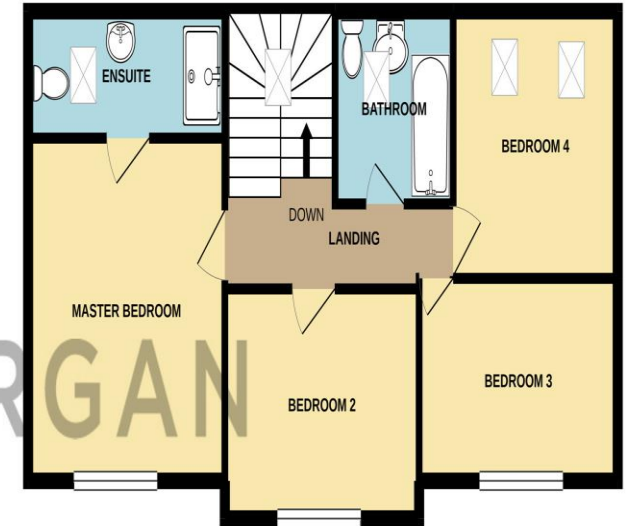
Head upstairs and you will see a pleasant Landing leading into the 3 Double Bedrooms. The Master Bedroom with generous En-Suite, Bedroom 2 benefits from being full length from front to back of the property (This bedroom has the potential to be split subject to the buyers requirements into 2 rooms, making this property a 4 bed property), Bedroom 3 is again a well sized double room, and Family Bathroom with Velux window.

Externally the property come with front and rear Gardens. Off road parking for 2 and a further Car Port.

GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



PLANS APPROXIMATE AS PROPERTY NOT YET BUILT

TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Details:

### Entrance Hall

### WC

### Lounge

16' 11" x 11' 10" (5.15m x 3.60m)

### Kitchen & Family Room

16' 11" x 16' 3" (5.15m x 4.95m)

### Store Room

### Landing

### Master Bedroom

12' 6" x 11' 10" (3.8m x 3.6m)

### En-suite

### Bedroom 2

16' 11" x 11' 10" (5.15m x 3.6m)

### Bedroom 3

8' 6" x 11' 6" (2.6m x 3.5m)

### Family Bathroom

### EPC Rating:

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

# Specification

## Kitchen

- Choice of high quality modern or contemporary style kitchen units.
- Solid quartz worktops
- Bosch stainless steel electric oven
- Bosch stainless steel gas hob
- Integrated dish washer
- Integrated fridge freezer
- Low energy Led down lighters
- Choice of floor and wall tiling

## Bathroom

- Quality sparkling white contemporary sanitary ware
- Shower cubicles to en-suite
- Choice of tiling – half height to bathroom with fully tiled shower area
- Vanity unit to downstairs WC and en-suite
- Shaver points to bathroom and en-suite

## External

- Block paved driveway
- Electronic opening garage door
- Double glazed pvc-u windows with insulating glass
- PVC-u soffits and fascias
- Multi point locking system to front and back door
- Turfed front and rear gardens
- Pathway and patio are in "Countryside" riven buff slabs
- Side access gate
- Outside water tap

NB: All choices subject to stage of construction

## General

- Burglar alarm
- Contemporary style oak faced internal doors
- High efficiency condensing gas boiler
- Thermostatic radiator valves to all rooms (except bathrooms)
- Weather compensating heating controls
- High levels of insulation to floors, walls, roofs, windows and doors
- 10 year NHBC warranty
- Electric car charging point

NB: All choices subject to stage of construction

## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

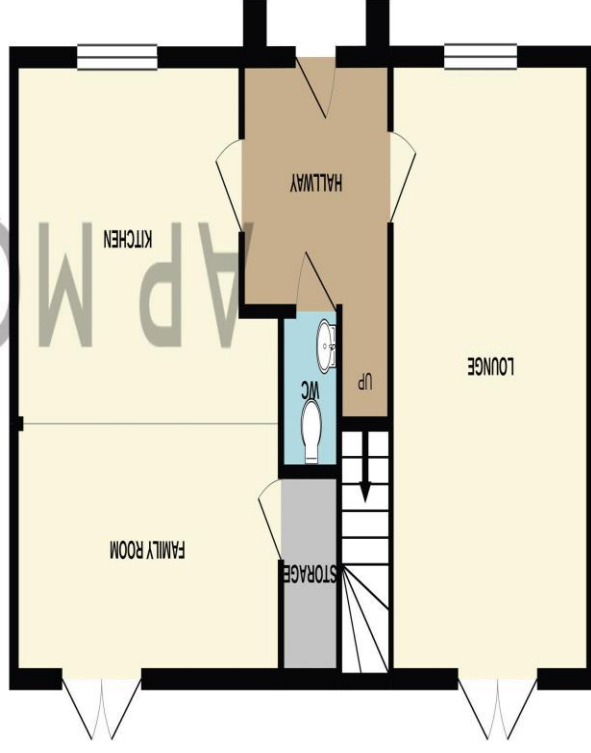
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

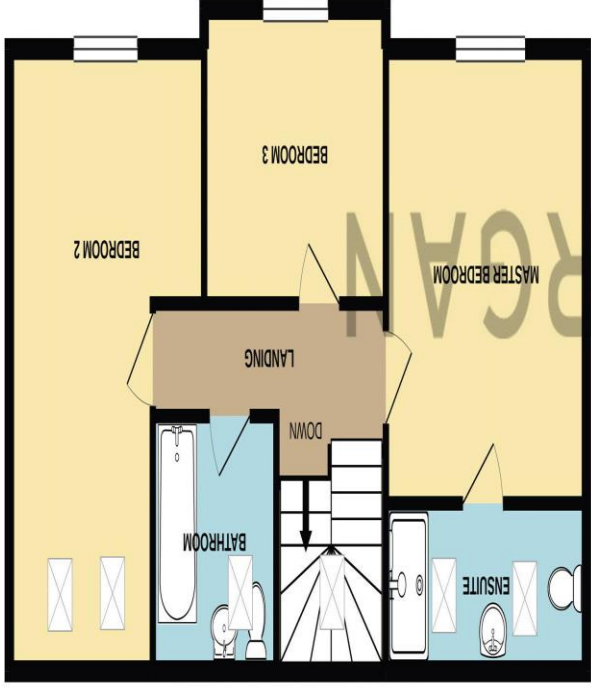
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.2 sq.m.) approx.

TOTAL FLOOR AREA: 1218 sq.ft. (113.2 sq.m.) approx.

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