

for sale

£300,000



Coats Corner Shaw Road Dudley DY2 8TP

****A STYLISH DETACHED BRAND NEW FAMILY HOME OFFERING SPACIOUS LIVING ACCOMMODATION SET OVER THREE FLOORS** DUE TO BE BUILD COMPLETE IN SPRING 2024**CALL CONNELLS TO REGISTER YOUR INTEREST ****



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Specification:

- KITCHEN**
- * Fitted Kitchen - Customer Choice from range (depending on build stage).
 - * Work surfaces - Customer choice from range (depending on build stage).
 - * Appliances - All Listed are Integrated and included as Standard Fridge Freezer / Electric Oven / Electric Induction Hob / Extractor Hood.
 - * Considerations - Space and plumbing Washing Machine (washing machine NOT included).
 - * Sink - 1 and half bowl stainless steel sink.
- BATHROOM(S), ENSUITES, WC / CLOAKS**
- * Sanitaryware - All Sanitaryware (White).
 - * Taps - Chrome.
 - * Showers - Mains operated Showers (Chrome fittings).
- WALL TILING**
- * Splash Back Tiling for Sinks.
 - * Full height around bath / shower cubicle.
- FLOORING**
- * Vinyl Flooring to Wet Areas (Kitchen area, WC, Bathroom and Ensuite).
 - * Carpets - Customer choice from range (depending on build stage).



DOORS

- * External Front - COMPOSITE IN ANTHRACITE GREY.
- * External Rear - UPVC IN ANTHRACITE GREY.
- * Internal Doors - OAK VENEERED.
- * Ironmongery - BLACK.
- * Patio Doors - UPVC ANTHRACITE GREY.

DECORATION - PAINTING

- * All walls and ceilings - WHITE.
- * All architraves and skirting - WHITE.
- * Staircase balustrade - WHITE.

PLUMBING & HEATING

- * Boiler - Gas Central Heating and Hot Water via Gas Combi Boiler.
- * Radiators - Standard white radiators to each living space.
- * Towel Rails - Bathroom and Ensuite(s) CHROME.
- * Outside Tap location - Side Wall.

ELECTRICAL

- * Switches and Sockets finish - White Plastic.
- * Virgin Fibre Point.
- * Telephone Points - One in Lounge.
- * Shaver Point - Main Bathroom.
- * Smoke Detectors - 1 Per Floor & Heat Detector in Kitchen.
- * Ventilation - Mechanical to Kitchen and Bathrooms. Trickle Vents in Windows.
- * Internal Lighting - Pendants throughout with Inset Ceiling Spot Lights to Kitchen and Bathrooms.
- * External Lighting - Up and Down Light to Front and Rear - On PIR Sensor.

INSULATION

- * Cavity wall Insulation.
- * Loft Insulation.

EXTERNAL

- * Slabbed Area.
- * Turfed Area.
- * Fencing.

Ground Floor:

Kitchen Area

Lounge Area

W.C

First Floor:

Bedroom One

Bedroom Two

Bathroom

Second Floor:

Bedroom One

Ensuite

Agents Notes

Illustrations, measurements and details have been produced for guidance purposes only, individual plots and specification may be subject to change. Please check details of your chosen plot with the selling agent before making any financial commitment to purchase.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD312479 - 0008

Tenure: Freehold

EPC Rating: Exempt

view this property online connells.co.uk/Property/DUD312479

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