

for sale

offers in the region of **£350,000**



Waterside Grove High Street Wollaston Stourbridge DY8 4PF

Waterside Grove is a Beautiful selection of 3 and 4 bedroom detached New Build homes set on the River Stour.

Each home is thoughtfully designed and equipped with modern integrated appliances to include oven, hob, fridge freezer and dishwasher. Top Quality flooring included to wet areas.

Please see full specification for further details.

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Entrance Hall

Front door leads to hallway with radiator, understairs cupboard and doors to lounge and kitchen. Stairs off to first floor landing.

Cloak Room/WC

Double glazed window to rear elevation, towel rail radiator. Low flush wc and wash hand basin.

Lounge

15' 11" x 12' (4.85m x 3.66m)

Double glazed window to front elevation, double glazed French doors to rear elevation and two radiators.

Kitchen

15' 10" x 9' 11" (4.83m x 3.02m)

Double glazed windows to front and rear elevations, radiator and spotlights. A range of wall and base units. Work surfaces incorporating sink unit, hob and oven with extractor hood above. Provision for further domestic appliances.

Landing

Double glazed window to rear elevation, radiator and doors to;

Bedroom One

12' 10" x 9' 5" (3.91m x 2.87m)

Double glazed window to front elevation, radiator, three sockets and wall tv point.

En-Suite

Double glazed window to front elevation, towel rail radiator, shower cubicle, wash hand basin and low flush wc.

Bedroom Two

12' 1" x 9' 1" (3.68m x 2.77m)

Double glazed window to front elevation, radiator, three sockets and wall tv point.



Bedroom Three

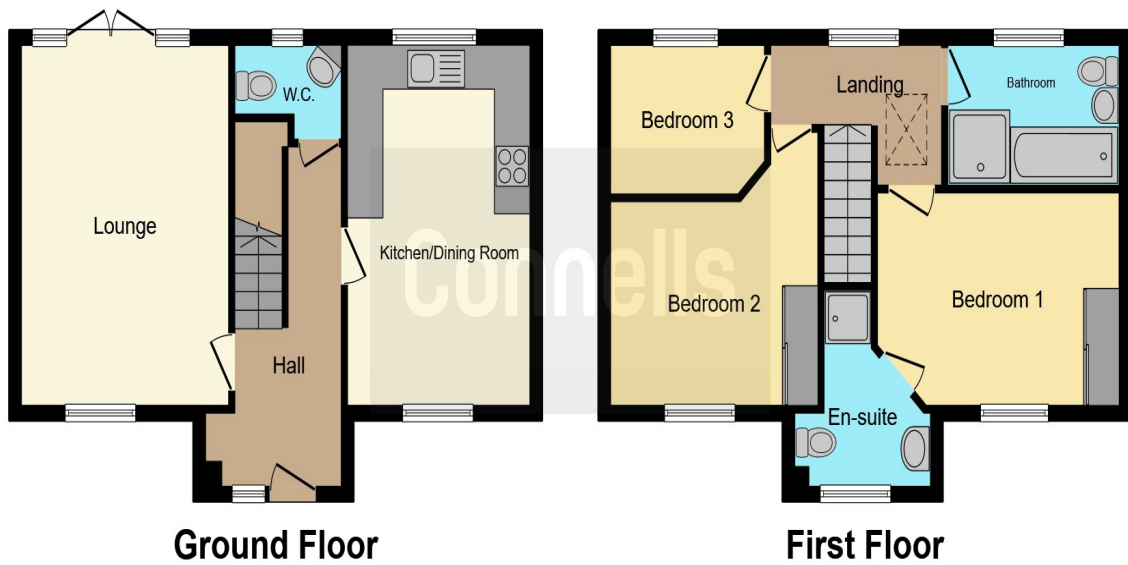
9' 6" x 6' (2.90m x 1.83m)

Double glazed window to rear elevation, radiator, two sockets and wall tv point.

Bathroom

Double glazed window to rear elevation, towel rail radiator, panelled bath, separate shower cubicle, wash hand basin and low flush wc.





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

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10 Hagley Road
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Property Ref: HSW315542 - 0002

Tenure: Freehold

EPC Rating: Exempt

view this property online connells.co.uk/Property/HSW315542



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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