

for sale

£425,000



## Waterside Grove High Street Wollaston Stourbridge DY8 4PF

THE CHESTERFIELD - An extremely attractive Four bedroom Detached Home with High Specification throughout, Spacious & Fully Integrated Kitchen Diner, Top Quality Herring Bone Flooring plus Garage.

We are holding viewings on site - Call us to book your appointment.



# Waterside Grove High Street Wollaston Stourbridge DY8 4PF

## Entrance Hall

Front door lead to hallway with stairs off to first floor landing, radiator and doors to;

## Lounge

16' 6" x 10' 6" ( 5.03m x 3.20m )

Double glazed window to front elevation, two radiators and wall TV point.

## Dining Kitchen

18' 1" max x 12' ( 5.51m max x 3.66m )

Double glazed window to rear elevation and double glazed French doors to rear elevation, Two radiator, wall and base units. work surfaces incorporating sink unit, hob and oven with extractor hood above. Spotlights. Dining area has wall TV point.

## Cloakroom/ Wc

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

## Utility Room

8' 10" x 5' 5" ( 2.69m x 1.65m )

Double glazed window and door to rear elevation. wall and base units. Work surfaces and sink. Loft space.

## Landing

Double glazed window to front elevation, radiator, over stairs cupboard and doors to;

## Bedroom One

11' 9" x 10' 4" ( 3.58m x 3.15m )

Double glazed window to front elevation, radiator and wall TV point.

## En-Suite

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

## Bedroom Two

16' 6" Sloping ceiling x 8' 11" ( 5.03m Sloping ceiling x 2.72m )

Double glazed window to front elevation, radiator and wall TV point. Loft space.

## Bedroom Three

10' 2" x 10' 1" ( 3.10m x 3.07m )

Double glazed window to rear elevation, radiator and wall TV point.

## Bedroom Four

8' 8" max x 7' 8" ( 2.64m max x 2.34m )

Double glazed window to rear elevation, radiator and wall TV point.





# Family Bathroom

Towel rail radiator, panelled bath, wash hand basin and low flush WC.

## Specification Part 1:-

### WINDOWS

PVCu Double Glazed Windows (To current building regulations), black frames externally, white frames internally, Scotia bead, weather-stripped, lockable fasteners (white ironmongery), trickle ventilators and dummy sashes to all non-opening lights on front elevation.

### PATIO DOORS

PVCu French Patio Doors to meet Part Q1 2015 reg. Colour to match windows (as per working drawings).

### UPPER FLOORS

Engineered joist system with 22mm chipboard flooring.

### STAIRCASE

Designed in accordance with current building regulations to suit the individual house layout with 22mm treads and 9mm thick Risers. Softwood 100 x 100 Stop Chamfered newel posts and caps with stop chamfered balusters, softwood / MDF strings, primed ready for painting (all fixing holes to be filled with 'mushroom' style pellets provided by staircase manufacturer).

Kitchen Bespoke Design Fitted Kitchen (Refer to Individual Kitchen layouts). 20mm Quartz Worktops with 100mm upstands, Single Oven, 4 Burner Gas Hob, Neff 60cm Stainless Steel Chimney Hood, Integrated Dishwasher, Glass Splashback, Integrated Fridge Freezer and 1.5 Bowl undermount Stainless Steel Sink with mixer tap.

BATHROOMS / ENSUITES / WC / CLOAKS Washbasins and Semi pedestal throughout, close coupled WC,1699 x 700 bath with panel, mixer taps to all basins, R2 Joy Thermostatic Dual

Function Mixer Shower. Wall Tiling - full height to shower enclosures, splashback to wash hand basins, full height around baths with showers above & 2 rows of tiling to baths with no shower above. Shaver point to master ensuite.

FLOOR TILING: Ceramic floor tiling to kitchen, utility (where applicable), hall, bathrooms / ensembles / wc / cloaks.

## Specification Part 2:-

### FRONT

Part M Compliant, Pre hung door set, GRP Prefinished, insulated, panel door, grained effect, fitted with 3 point locking system and chrome door furniture (style & colour as per elevations and external finishes schedule).

INTERNAL DOORS: Proprietary Door kit System by Door Kit Solutions - Ladder Style internal door.

### IRONMONGERY

Atlantic hardware - Matt Black.

### DOOR LININGS

32 (f) MDF primed, depth to suit wall width, with softwood planted stops.

### SKIRTING

119mm (f) x 14.5mm (f) Ogee moulding – MDF primed.

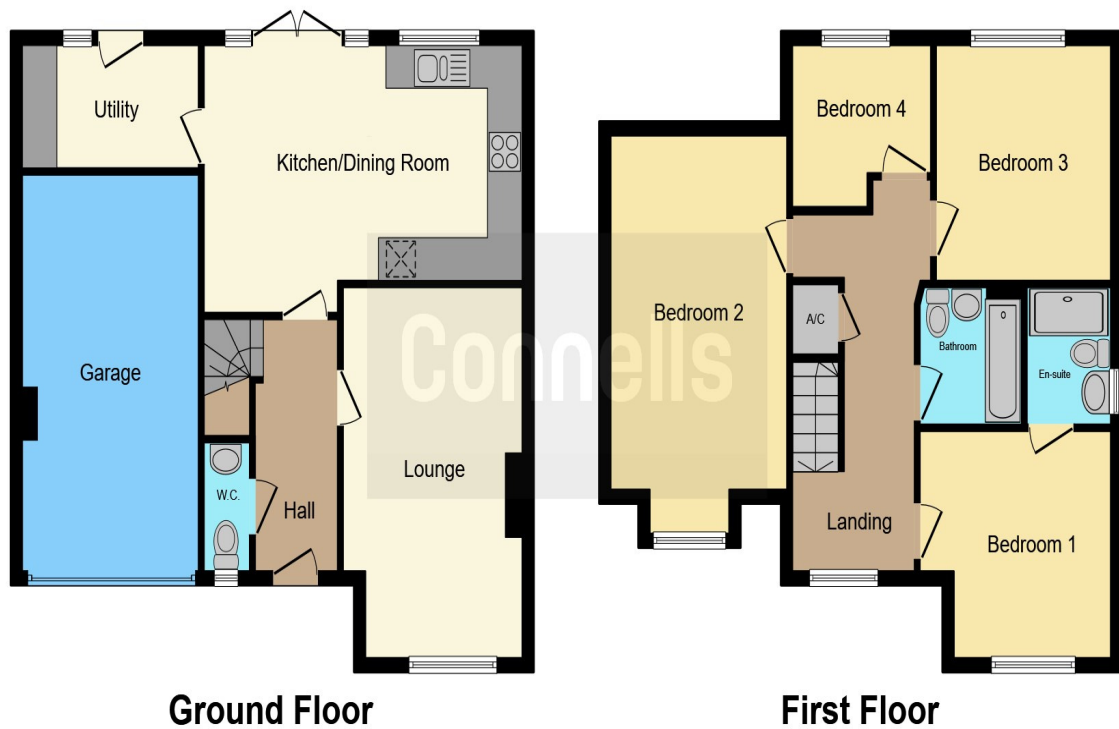
### ARCHITRAVE

68mm (f) x 14.5mm (f) Ogee moulding – MDF primed.

### WINDOW BOARDS

25mm thick Bullnosed, tongued and returned - MR MDF Primed.





**Ground Floor**

**First Floor**

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](http://www.focalagent.com)

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