

for sale

£345,000



Waterside Grove High Street Wollaston Stourbridge DY8 4PF

THE DOVETAIL - A Three Bedroom Detached property. Double fronted with spacious reception room and contemporary high specification Kitchen Diner. We are holding viewings on site - Call us to book your appointment.

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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.

Cloakroom / 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' x 6' 6" (2.74m x 1.98m)

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.



Specification Part 1:-

WINDOWS

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

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).

Specification Part 3:-

HEAT & CO DETECTORS

Interlinked 240v detectors with battery back up will be fitted to the ceilings of hall and landing (Smoke Alarm – GL-250BB & Heat Alarm – GL- 450BB).

VENTILATION

Greenwood Airvac extract fans will be fitted to Kitchen, utility, bathroom and en-suites (refer to working drawings).

LIGHTING

FR and IP rated Downlights dimmable LED lamp – white – D-LUX ECO800 will be fitted to kitchens only.

DETA Energy saving pendant fittings to areas in accordance with Building Regulations and standard pendant / batten holder fittings elsewhere (refer to working drawings) 6"Safety Pendant with Decorators Cover T2 rated – S106/6T2 & Safety Straight Batten Holder with Decorators Cover T2 rated.

DOOR CHIME

Wired Ring Doorbell.

EXTERNAL LIGHTING

Matt Black Coach Light wall fitting with PIR and separate switch to front entrance and Black floodlight with PIR to Rear Elevation.

TV SYSTEM

Wire only for Digital Aerial with Points to Living room, Kitchen and all bedrooms.

INSULATION

Superfil 32 Blown cavity Insulation to fully fill the cavity to achieve 0.18Wm2k.
Knauff Loff Roll 44 400mm laid in between ceiling joists and then cross laid on top to achieve 0.12Wm2k.

EXTERNAL

Sectional garage door with remote control access in black.



To view this property please contact Connells on

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Property Ref: HSW315911 - 0002

Tenure:Freehold EPC Rating: Exempt

view this property online connells.co.uk/Property/HSW315911



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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