

for sale

£410,000



Doultong Gardens Tettenhall Road Wolverhampton WV3 9NJ

*** PLOT 3 *** A BRAND NEW 4/5 BEDROOM
DETACHED HOME IN A GATED
DEVELOPMENT

Externally there is off road parking & detached garage. Internally there is a large luxury kitchen diner, utility, wc, lounge, separate sitting room/study/Bedroom 5. four first floor bedrooms, family bathroom & en-suite.



Douling Gardens Tettenhall Road Wolverhampton WV3 9NJ

Entrance To Development

Douling Gardens is a Gated Development to provide Privacy and Safety. The Electric Gate is operated by a remote fob and has an intercom for visitors.

External Front

To the front of the property is a driveway to provide off road parking, access to garage, side access to rear garden and front entrance door to the house.

For further details, please refer to 'Specification' section.

Ground Floor Accommodation:

Entrance Hall

Door to front, internal doors leading to lounge, study, wc and kitchen diner and stairs rising to first floor, under stairs storage cupboard.

For further details, please refer to 'Specification' section.

Lounge

14' 8" into bay x 12' (4.47m into bay x 3.66m)
Double glazed window to front, radiator.

For further details, please refer to 'Specification' section.

Study/ Family Room

11' x 9' 9" (3.35m x 2.97m)

Double glazed window to front, radiator.

For further details, please refer to 'Specification' section.

Downstairs Wc

Wc and wash hand basin.

For further details, please refer to 'Specification' section.

Kitchen/ Dining

9' 8" max narrowing to 8' 4" min x 23' 3" (2.95m max narrowing to 2.54m min x 7.09m)

Fitted kitchen, integrated appliances, dining Area, bi-fold doors to rear garden.

For further details, please refer to 'Specification' section.

Utility Room

Accessed from Kitchen Diner, also has external side access. Sink/drain, worktop, plumbing for washing machine.

For further details, please refer to 'Specification' section.

First Floor Accommodation:

Bedroom One

13' 6" max into bay x 12' 2" (4.11m max into bay x 3.71m)

Double glazed window to the front, radiator, door to en-Suite.

For further details, please refer to 'Specification' section.

Master En-Suite

Suite to comprise wc., wash hand basin and shower unit.

For further details, please refer to 'Specification' section.

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

Double glazed window to the front, radiator, door to En-Suite.

For further details, please refer to 'Specification' section.

Bedroom Three

10' x 9' 9" (3.05m x 2.97m)

Double glazed window to rear.

For further details, please refer to 'Specification' section.



Bedroom Four

9' 8" x 10' 6" max (2.95m x 3.20m max)

Double glazed window to rear.

For further details, please refer to 'Specification' section.

Family Bathroom

Suite to comprise bath with shower over, wash hand basin, wc, double glazed window to front.

For further details, please refer to 'Specification' section.

Rear Garden

Rear Garden with side access to front, and accessed from Kitchen Diner/Family Room via bi-Fold doors.

For further details, please refer to 'Specification' section.

Detached Garage

Single garage with power and lighting.

For further details, please refer to 'Specification' section.

Specification:-

In order to limit the impact our homes have on the environment they are carefully designed and built with thought given to materials and build methods. Particular attention is given to the reduction of air leakage, thermal transmittance and fuel consumption. This will be reflected in the "Energy Performance Certificate" unique to each property.

Kitchen:-

FITTED KITCHEN

* Kitchen Designed by Howdens Joinery with a choice of Handles or Handleless doors. Customer choice from range.

WORK SURFACES

* 20mm Quartz Worktops with 100mm upstands or MDF wood effect alternative. Options available. Customer choice from range.

APPLIANCES - All Listed are Integrated and included as Standard

* Neff Double Oven

* Neff 5 Burner Gas Hob

* Neff 90cm Stainless Steel Chimney Hood

* Glass Splashback. Customer choice from range.

* Lamona Integrated Dishwasher

* Lamona Integrated Larder Fridge

* Lamona Integrated Larder Freezer

CONSIDERATIONS

* Spaces for Washing Machine and Tumble Dryer in Utility Area (Washing Machine and Tumble Dryer not included)

SINKS

* 1.5 Bowl Stainless Steel Inset Sink with Chrome Alvo mixer tap in Kitchen

* 1 bowl Stainless Steel Inset Sink with chrome Alvo mixer tap in Utility

Bathroom(s), En-Suites, Wc's:

SANITARYWARE

* Manufactured by Ideal Standard

* Washbasins and Semi pedestal throughout

* Close coupled WC

* 1700 x 700 Bath with Panel with Shower Over and Shower Screen

TAPS

* Concept basin mixer

SHOWERS

* En-suite 1 - Aqualisa Milan Concealed Thermo Valve c/w adj head

* En-suite 2 - Aqualisa Midas 100 CMD100FBAR

* Over Bath - Aqualisa Midas 100 CMD100FBAR

* Screens / Trays - Manufactured by Coram

Tiling:-

WALL TILING

* Manufactured by Porcelanosa - Customer choice from range.

* Bathrooms / En-suites - Full Height to shower enclosures, Splashback to Wash Hand Basin

* Full height around bath

* WC / Cloaks - Splashback to Wash hand Basin

* Tile Trim - Chrome/metal Tile Trim to external corners

FLOOR TILING

* Ceramic Floor Tiling Manufactured by Porcelanosa - Customer choice from range.

* Floor tiling as standard to Bathrooms / En- Suites / WC Cloaks / Kitchen / Utility and Entrance Hall. Customer choice from range.

Flooring:-

TILED FLOORING

* Floor tiling as standard to Bathrooms / En- Suites / WC Cloaks / Kitchen / Utility and Entrance Hall. Customer choice from range.

CARPET

* Carpet fitted to Living Areas, Bedrooms, Stairs and Landing as standard - Customer Choice from range.

Doors:-

EXTERNAL DOORS

* Manufactured by Turford Bros - (Part Q1 2015 compliant - PAS24)

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 as per elevations and external finishes schedule). Colour Black

INTERNAL DOORS

* Proprietary Doorkit System by Door Kit Solutions - Ladder Style internal door - Colour White

IRONMONGERY

* Atlantic hardware - Matt Black

PATIO DOORS

* PVCu French Patio Doors - Colour to match windows

BIFOLD DOORS

* Aluminium Bifold doors Black outside and inside

Decoration:-

PAINTING

* Internal Walls - matt emulsion - Default colour is Almond White

* Ceilings - matt emulsion - Almond White

* Skirtings, Architraves, Windowboards - 2 undercoats, 1 Sikkens Satin Wood - Colour White

* Internal Doors - Prefinished - Colour White

* External Doors - Prefinished - Colour Black

* Staircases - Satin Wood, White Spindles, Black Handrails

Plumbing & Heating:-

BOILER

* Worcester Bosch Heat only Boiler with Hot Water Cylinder

RADIATORS

* Ideal Standard Stelrad

TOWEL RAILS

* En-Suite 1 - Chrome ladder style

* WC - Chrome ladder style

* Bathroom - Chrome ladder style

WASHING MACHINE

* Plumb cold feed and waste for purchasers own appliance (washing machine not included)

DISHWASHER

* Plumb cold feed and waste pipe terminated under sink in kitchen for integrated appliance

OUTSIDE TAP

* To Garage and Rear of property

Electrical:-

EXTERNAL SOCKET

* Electric outdoor socket to rear

SWITCHES & SOCKETS

* Hager Electric Accessories throughout - Sockets and Switches Black Nickel

BT FIBRE POINT

* CSP Externally connected back to ONT point internally with double back box and double power socket adjacent

TELEPHONE POINTS

* BT Telephone point to Lounge and Master Bedroom

SHAVER POINT

* Master En-suite

HEAT & CO DETECTORS

* Interlinked 240v detectors with battery back up will be fitted to the ceilings of hall and landing.

VENTILATION

* Greenwood Airvac extract fans will be fitted to Kitchen, utility, bathroom and en-suites

INTERNAL 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

DOOR CHIME

* Push Button Door Chime

EXTERNAL LIGHTING

* Matt Black Downlight wall fitting with PIR and separate switch to front entrance and Rear Elevation

TV SYSTEM

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

Insulation:-

CAVITY WALL INSULATION

* Dritherm 37 100mm cavity batts to fully fill the cavity to achieve 0.28Wm2k

LOFT INSULATION

* Knauff Loff Roll 44 400mm laid in between ceiling joists and then crosslaid on top to achieve 0.12Wm2k

External:-

ELECTRIC GATES TO DEVELOPMENT

* Gated development with pedestrian access gate and intercom to each property

ELECTRIC GARAGE DOORS

* Sectional garage door with remote control access in black

PATIOS / SLABS

* 600mm x 600mm / 450mm x 450mm slabs to side entrance and rear patio

TURF

* Turf to front - Standard

* Turf to rear - Standard

FENCING

* Enclosed Timber Fenced rear gardens with side access

EXTERNAL LIGHTING

* Matt Black Downlight wall fitting with PIR and separate switch to front entrance and Rear Elevation

ELECTRIC & PLUMBING

* Outside tap to rear garden, external power point to rear garden

WINDOWS

* PVCu Double Glazed Windows (To current building regulations), Scotia bead, weatherstripped, lockable fasteners, trickle ventilators

* Black Frames Externally, White frames internally, White Ironmongery, dummy sashes to all non-opening lights on front elevation

Agents Note:

- These particulars are for illustration only

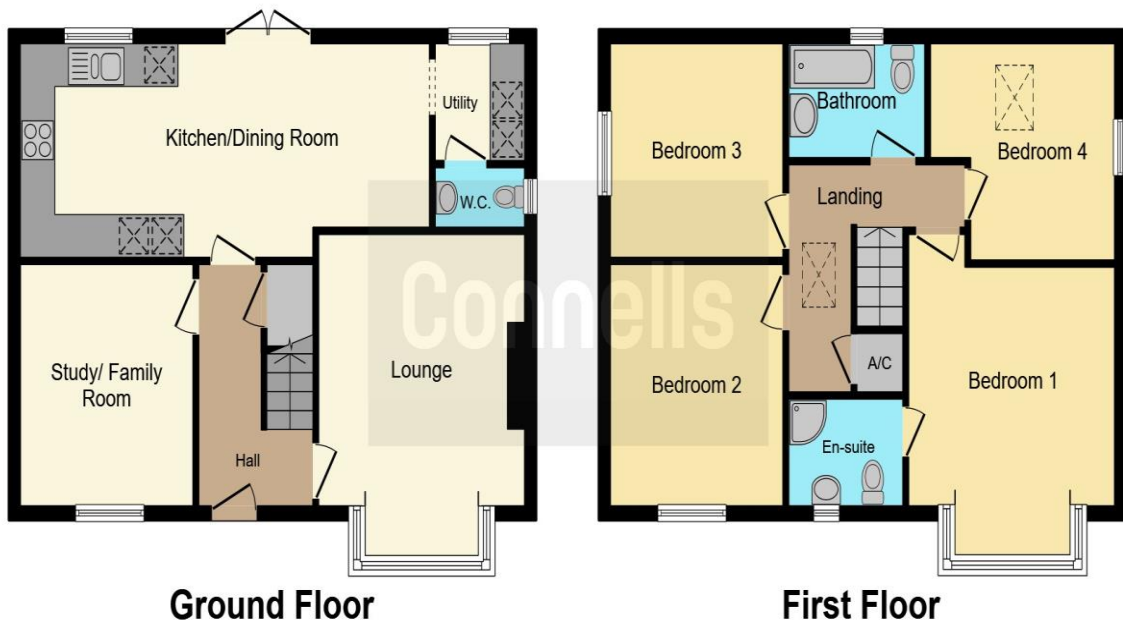
- Specification details are for guidance purposes only and remain subject to change without prior notice.

- Room sizes and floor plans are for guidance only and may be subject to change. Please check with our Sales Consultant.

**T's & C's Apply (5% incentive cannot be used in conjunction with any other incentive and is subject to offer).







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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Property Ref: WVH329131 - 0004

Tenure: Freehold

EPC Rating: Exempt

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