



**Connells**

The Parks Whittington Grove  
Bloxwich Walsall



# The Parks Whittington Grove Bloxwich Walsall WS3 3LY

for sale from  
**£475,000**



## Property Description

Welcome to The Parks. Viewings are highly advised to appreciate the unique, beautiful homes on offer.

Situated in a secluded, private, gated cul-de-sac, all five houses have been thoughtfully designed for modern family living. Each home has a top specification Kitchen with high brand integrated appliances. Bathrooms, fixtures and fittings throughout are of exception standard. (see specification for full details),

The development is located in a well-connected and established residential area with a mix of Victorian and early 20th century properties along with newer housing developments. The area has good connectivity with superb transport links, and access to local amenities, making it popular with families and commuters.

Bloxwich train station is located nearby, the road is well connected via the A461 and M6 offering easy access to Walsall Town Centre and surrounding areas. Frequent local buses serve the area with routes to Walsall, Lichfield and Wolverhampton.

Walsall Academy, St Peter's Catholic Primary and All Saints National Academy are all within walking distance.

Bloxwich Park, local playing fields and canal-side walks along the Wyrley and Essington Canal are all nearby and a short drive away is Pelsall Common and Shire Oak Park offering wide open-green spaces.

## Specification Part 1

### KITCHEN

- Designer Kitchen
- Shaker Door or handleless door style -matt or gloss (TBA with plot specific designs & options)
- Under wall unit LED lighting
- 20mm quartz worktops with 100mm upstand

### (Kitchen)

- 40mm Laminated worktops with 100mm upstand (Utility)
- 20mm Quartz worktops with 100mm upstand (Utility) - With quartz only
- 1.5 bowl st/steel undermount sink with deck mixer tap and utility if applicable
- Glass splashback
- Pull out Larder Racking (Subject to kitchen design allowing space - cost option available on request)

### APPLIANCES

- Neff 1.5 Built in Oven with combi microwave/grill
- Neff 800mm 4 Zone Ceramic Hob
- 730mm integrated Extractor
- Fully integrated Fridge Freezer
- Fully integrated Dishwasher
- 300mm freestanding wine cooler (Subject to kitchen design allowing space - cost option available on request)

### SANITARYWARE

- Toilet Roca 'The Gap Collection' compact back to wall rimless with dual outlet
- Basins Roca 'The Gap Collection' Wall hung basin with semi pedestal, 400mm to cloaks and 550 to master & Ensuite
- Roca Seville 170x70 BTH
- Hansgrohe Crometta E240 thermostatic Shower with fixed drencher and adjustable heads (Master ensuite only)
- Hansgrohe bar mixer shower with adjustable head (other shower enclosures)
- 4 upstand waterguard tray (master ensuite)
- 4 upstand waterguard tray (other shower enclosures)
- Optima 6 clear glass/chrome frame sliding shower door (other shower enclosures)



- Optima 6 clear glass/chrome frame pivot shower door (master ensuite)

#### INTERNAL DECORATION

- Timeless Dulux colour to Walls, White Ceilings
- White satin wood finish to all skirtings, architraves, window boards, door frames
- Prefinished door kit doors

#### WARDROBES

- Sliding doors (mirrored) with one shelf and hanging rail (master bed only)
- Sliding Doors (mirrored) with one shelf and hanging rail (additional bedrooms where layout allows)
- Upgraded doors/frame (price available on request)

#### STAIRCASE

- White Staircase with Oak Newel Caps and Handrails

### Specification Part 2

#### WINDOWS & DOORS

- External Doors: All to meet PAS24 / PAS 23 to comply with Part Q1 Building Regs
- PVCu Flush Casement double glazed windows - Colour White- Handles Chrome
- Aluminium Bifold Doors with slave door access.
- GRP Composite Doorsets - Colour Black- style as working drawing
- Single up and over garage doors - style as per drawings- Colour Black - Manual
- Internal doors to Ground Floor & First Floor to be 5 panel cottage style- Oak (prefinished door kits)

#### CERAMIC TILING

- Porcelanosa Builders Range
- Porcelanosa Optional Range (Cost option available on request)

#### CARPETS

- Carpet to Living Rooms, Bedrooms, Stairs and Landings
- Carpet to Hall (cost option available on request)

#### TILING

- Porcelnosa floor tiling to All Ensuite, bathroom and cloaks
- Wall tiling to Ensuite, bathroom- wet areas to be full height
- Chrome tiling trim
- Floor tiling to kitchen
- Floor tiling to utility
- Floor tiling to hall (Cost option available for upgrades)

#### SKIRTING & ARCHITRAVE

- Skirting 120 x 14.5 burford - mdf primed
- Architrave 70 x 14.5 burford - mdf primed

#### EXTERNAL JOINERY

- Fascia and Soffit- PVCu Black
- Porch and bay roofs to be plain tiled

#### PLUMBING & HEATING

- Ideal Combi Logic Code ESP1 Combi gas boiler with flue gas heat recovery
- Chrome towel radiators
- Plumb for washing machine
- Plumb for dishwasher
- Outside tap

#### ELECTRICAL

- Hager 'Sollysta' Accessories Colour White
- External entrance light- stainless steel LED downlight to front and rears
- Loft light and powerpoint in loft
- BT point with power socket
- RJ 45 to living room and Bedroom 1
- BT fibre SSP to internal ONT point & double power socket
- TV point
- Shaver point to master & Ensuite
- Garage power and lighting (cost option available for electric garage door)
- Deta Downlighters to Master E/S, bathrooms
- Alarm System
- Doorbell

### Specification Part 3

#### ECO ENHANCEMENTS

- PV panels to plots as shown on drawings.
- Battery Storage for PV panels (Cost option available for upgrade)
- Gas flue heat recovery to boilers
- Increased cavity width with insulation -







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)

To view this property please contact Connells on

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81-83 Darlington Street  
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EPC Rating: Exempt  
 Council Tax Band: Deleted

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Tenure: Freehold



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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