

for sale

**£385,000** Freehold



## Waterside Grove High Street Wollaston Stourbridge DY8 4PF

Call Connells Stourbridge to book your appointment and for more information.

There are 2 x four bedroom house types and 1 x three bedroom house type to choose from. Some are situated within the private close, off High Street, Wollaston. The Riverside location provides a tranquil setting.

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# Property Details

## 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.

### 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 / ensuites / 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 Doorkit 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.

### WINDOWBOARDS

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

### PAINTING (DULUX PAINT)

Internal Walls - 1 coats of matt emulsion to skimmed finish (Egyptian Cotton).

Ceilings - 2 coats of matt emulsion to skimmed finish (Egyptian Cotton).

Skirtings, Architraves, Windowboards - 2 undercoats, 1 Sikkens Satin Wood (White).

Internal Doors - Prefinished.

Front / Rear Door Frames - Prefinished.

External Doors - Prefinished.

Staircases - 2 undercoats, 1 Sikkens Satin Wood, White Spindles, Black Newels and Handrails.

### PLUMBING & HEATING

In accordance with Specialist Engineers designs & calculations.

### BOILER

Worcester Bosch Combination Boiler.

### RADIATORS - IDEAL STANDARD STELRAD

Towel Rails, En-Suite 1 (Anthracite), WC (Anthracite), Bathroom (Anthracite).

### PLUMBING MISC'

Washing Machine - Plumb only cold feed and waste for purchasers own appliance.

Isolating Valves & Stopcocks labelled accordingly by Plumber

Outside Tap to Rear of property



## ELECTRICAL

Hager Electric Accessories throughout, Faceplates (White)  
BT Fibre Point - CSP Externally connected back to ONT point internally with double back box and double power socket adjacent (subject to site service - refer to Technical Dept for confirmation)

Wire Only Spur for future alarm

Sky / TV point as indicated on working drawings

A switched, labelled control panel will be fitted in the Kitchen, for switched fuses for all appliances in kitchen area

## 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 crosslaid on top to achieve 0.12Wm2k.

## EXTERNAL

Sectional garage door with remote control access in black.

## PATIO / SLABS

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

## TURF TO FRONT & REAR

Standard.

## EXTERNAL LANDSCAPING

As per approved landscaping drawing.

## Agents Notes:

- 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.



To view this property please contact Connells on

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11B St. Johns Road  
STOURBRIDGE DY8 1EJ

**Tenure:** Freehold

**EPC Rating:** Exempt

Property Ref: SBR311881 - 0004

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