



Connells

Waterside Grove High Street
Wollaston Stourbridge



Property Description

A Beautiful selection of 3 and 4 bedroom detached New Build homes set on the River Stour.

Each home is thoughtfully designed and equipped with modern integrated appliances to include oven, hob, fridge freezer and dishwasher. Flooring included to wet areas and customer choices for the Kitchen units, worktop, handles, tiling and flooring*.

Please see full specification for further details.

Most of our four bedroom houses come with either an internal or detached garage. All houses have a driveway for off road parking.

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

Close to Wollaston Town Centre and a 5 minute drive from Stourbridge Town Centre, Waterside Grove offers access to an abundance of local amenities, shops, pubs, restaurants and road links.

Stourbridge Town and Stourbridge Junction Railway Stations are approx 1 mile & 1.6 miles from Waterside Grove, providing rail links to Worcester and Birmingham City.

Many parents are moving to the area to be in the catchment for the local school network, which includes Redhill, OSH, King Edwards Sixth Form.

RESERVING OFF PLAN - Estimated Build Completion from October 2024

*Customer Choices subject to build stage at reservation.

Entrance Hall

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

Cloakroom / Wc

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

Lounge

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

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

Dining Kitchen

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

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.

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, overstairs 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" max (2.64m max x 2.34m max)

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

Family Bathroom

Towel rail radiator, paneled 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, 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).

spoke 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.

WINDOW BOARDS

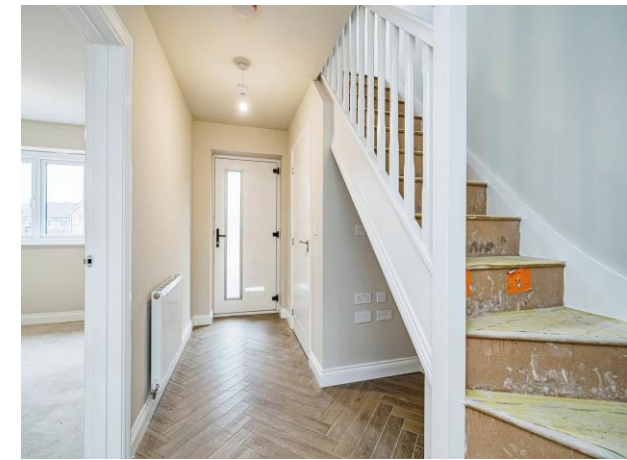
25mm thick Bullnosed, tongued and returned - MR MDF Primed.

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).





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

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EPC Rating: Exempt

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Tenure: Freehold



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