



Connells

Waterside Grove High Street
Wollaston Stourbridge



Property Description

Waterside Grove- 50% SOLD OUT

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. Top Quality flooring included to wet areas.

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.

READY TO VIEW Now - Move in For Christmas.

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" plus recess (3.68m x

2.77m plus recess)
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, paneled 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.

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





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

To view this property please contact Connells on

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EPC Rating: Exempt

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Tenure: Freehold



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