

for sale

**£435,000** Freehold



## Waterside Grove High Street Wollaston Stourbridge DY8 4PF

THE CHESTERFIELD - An extremely attractive Four bedroom Detached Home with High Specification throughout, Spacious & Fully Integrated Kitchen Diner, Top Quality Herring Bone Flooring plus Garage.

We are holding viewings on site - Call us to

book your appointment.  
Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes





# Property Details

## Entrance Hall

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

## 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.

## Cloakroom / Wc

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

## 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" ( 2.64m max x 2.34m )

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).

### 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 / ensuite / 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).

Skirtings, Architraves, Window boards - 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



To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
STOURBRIDGE DY8 1EJ

**Tenure:** Freehold

**EPC Rating:** Exempt

Property Ref: SBR311879 - 0002

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)