

for sale

£350,000 Freehold



Waterside Grove High Street Wollaston Stourbridge DY8 4PF

THE DOVETAIL - A Three Bedroom
Detached property. Double fronted with
spacious reception room and contemporary
high specification Kitchen Diner.

We are holding viewings on site - Call us to
book your appointment.

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Property Details

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 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



To view this property please contact Connells on

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STOURBRIDGE DY8 1EJ

Tenure: Freehold

EPC Rating: Exempt

Property Ref: SBR311882 - 0003

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