

for sale

from **£500,000**



## Moubray Gardens Mounts Road Wednesbury WS10 0BZ

**STEP INTO YOUR NEW FAMILY HOME.** A 5 bedroom detached property on a dream development, featuring 2 reception rooms, stunning fitted kitchen, much desired downstairs WC, 5 large bedrooms and 3 bathrooms. Also benefits from double detached garage with space above and 2 parking spaces.



# Moubray Gardens Mounts Road Wednesbury WS10 0BZ

## Moubray Gardens:

Located off Mounts Road with a unique landscaping design means you need not search for an 'active countryside', you are already there.

The local town is within walking distance as well as schools, churches, convenience stores and garages.

Public transport is available in abundance, with Wednesbury Bus Station and Wednesbury Great Western Street Metro Station both accessible in under 10 minutes by walking. The flexibility of the Metro allows travel to either Birmingham City Centre or Wolverhampton in under 30 minutes.

## Ground Floor:-

### Lounge Room

17' 8" into bay x 10' 2" ( 5.38m into bay x 3.10m )

### Family / Kitchen Room

10' 5" x 28' ( 3.17m x 8.53m )

#### KITCHEN AREA

- Fitted Gloss Base and Wall Units.
- Laminate style Worktops - (Other colours and styles are available as an upgrade).
- Stainless Steel Oven (Electric).
- Stainless Steel Chimney Hood.
- Integrated Dishwasher.
- 1.0 Single bowl stainless steel sink with chrome finish tap.
- Worktop & upstands (no wall tiling).
- Gas Burner Hob x 5 Ring.
- - Space and power for Fridge Freezer.
- Space and connections for washing machine

### Breakfast Area

10' 6" x 9' 6" ( 3.20m x 2.90m )



Utility Room

5' 2" x 10' 1" ( 1.57m x 3.07m )

Dining Room

14' 5" x 10' 1" ( 4.39m x 3.07m )

W.C

6' 4" x 3' 8" ( 1.93m x 1.12m )

First Floor:-

Bedroom Two

13' 5" x 10' 3" ( 4.09m x 3.12m )

Ensuite

4' 10" x 7' 2" ( 1.47m x 2.18m )

Bedroom Three

13' 5" x 9' 5" ( 4.09m x 2.87m )

Bedroom Four

11' 11" x 10' 3" ( 3.63m x 3.12m )

Bedroom Five / Study

9' 6" x 10' 7" ( 2.90m x 3.23m )

Family Bathroom

9' 8" x 7' 10" ( 2.95m x 2.39m )

Second Floor:-

Principal Suite

18' 11" into bay x 17' 6" ( 5.77m into bay x 5.33m )

Dressing Room / Nursery

11' 6" x 10' 3" ( 3.51m x 3.12m )

Principal Ensuite

9' 2" x 10' 3" ( 2.79m x 3.12m )

Home Specification:

GENERAL INTERIOR:

- One double USB socket to kitchen, living room and Master Bedroom (standard sockets elsewhere).
- Fused spur is provided for future installation of security alarm by purchaser.
- BT point.
- Low energy white downlights to kitchen & main bathroom.
- Modern chrome circular LED ceiling light to ensuite & WC (if applicable).
- Energy efficient pendants to bedrooms.
- Painted MDF windowsills.
- Walls and ceilings painted in matt white emulsion.
- Woodwork painted in white satinwood.
- Oak Style doors with chrome finish lever door handles.

HEATING & VENTILATION

- Energy Efficient Boiler.
- Underfloor Heating (Ground Floor).
- Compact Radiators (Other Floors).
- Time and Temperature Zone Control with Delayed Start.
- General Purpose Room Thermostat.

FLOORING

- Tiling to Kitchen, Breakfast area, WC, Bathroom and Ensuite (where applicable).
- Conservatory Floor Tiling (where applicable to the plot - see floor plan for further information).
- Garage Screed finish (where applicable to the plot - see floor plan for further information).

BATHROOMS / ENSUITES

- Chrome taps.
- Chrome heated towel rail to ensembles & bathrooms.
- Electric shower to ensuite(s).
- Thermostatic shower over bath.
- Walls fully tiled around bath/shower.
- Wall tiles to splashbacks around sinks.
- Sanitary-ware to be gloss white (Bath, WC, Sink, Shower Tray).

EXTERIOR

- External up and down wall light with PIR detection to front
- External tap to rear.
- Paving slabs to rear garden.
- Windows and External doors.
- Solar Panels.
- Boundary Fencing: Concrete posts, gravel boards and pressure treated panels (where applicable).
- Boundary Wall: Screen Wall (where applicable).
- Electric Vehicle charging point.

UPGRADES AVAILABLE UPON REQUEST (Depending on Build Stage)

Energy Efficient Features:

- Energy saving Energy efficient boilers.
- Thermostatic control to all radiators.
- Energy efficient light fittings throughout.
- Underfloor heating in all homes for efficient heating.
- All homes are 'A' Rate providing high standard of energy efficient units.
- Time and temperature zone control with delayed start.



## Disclaimer:

1. These particulars are for guidance only and room sizes may vary slightly to those shown.
2. Images used are for illustrative purposes only.
3. The Developer continuously develops their product and individual features, components and specification may vary.
4. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any aspect or feature of the property for the purposes of the Property Misdescriptions Act 1991 or at all, nor do they constitute a contract, part of a contract or a warranty.







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22 Springhead  
WEDNESBURY WS10 9AD

Property Ref: WED311206 - 0002

**Tenure:** Freehold

**EPC Rating:** Exempt

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