

for sale

from **£250,000** Freehold



**Moubray Gardens Off Mounts Road Wednesbury WS10 0AF**  
AN EXCITING OPPORTUNITY TO PURCHASE A BRAND NEW PROPERTY. A beautiful property comprising of 2 double bedrooms, a generous family bathroom, a stunning fitted kitchen, spacious lounge and much desired downstairs WC. Property also benefits from off road parking.

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# Property Details

## 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** 13' 11" x 11' 8" ( 4.24m x 3.56m )

**Kitchen Dining** 11' 11" x 14' 11" ( 3.63m x 4.55m )

### 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 4 Rings.
- - Space and power for Fridge Freezer.
- Space and connections for washing machine

**W.C** 3' 6" x 6' 4" ( 1.07m x 1.93m )

## First Floor:-

**Bedroom One** 8' 4" x 14' 11" ( 2.54m x 4.55m )

**Bedroom Two** 10' 9" x 8' 11" ( 3.28m x 2.72m )

**Study** 8' 6" x 5' 9" ( 2.59m x 1.75m )

**Bathroom** 6' 5" x 7' 1" ( 1.96m x 2.16m )

## 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).

### BATHROOMS / ENSUITES

- Chrome taps.
- Chrome heated towel rail to ensuite & 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.



To view this property please contact Connells on

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22 Springhead  
WEDNESBURY WS10 9AD

**Tenure:** Freehold

**EPC Rating:** Exempt

Property Ref: WED311212 - 0002

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