



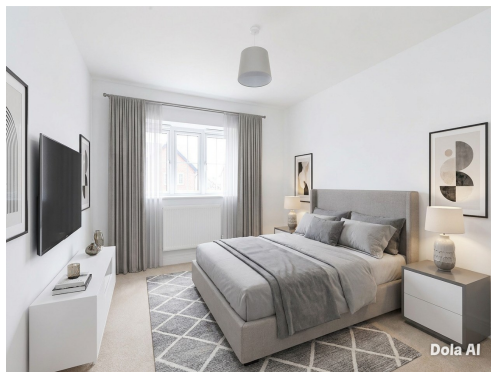
Dola AI

Connells

Alba Gardens Rookery Road
Wolverhampton

Alba Gardens Rookery Road Wolverhampton WV4 6NP

for sale from
£325,000



Property Description

ALBA GARDENS - VIEW HOME VIEWINGS
AVAILABLE NOW!

PREDICTED EPC = B 89

Located just off the Birmingham New Road, Alba Gardens is a short drive from the centre of Wolverhampton and around thirty minutes from the centre of Birmingham.

Wolverhampton is a dynamic city with an illustrious past. There is easy access to the M6 and M54 motorways and direct train services to Manchester, Birmingham and London. The West Midlands Metro, the local tramway, connects Wolverhampton and Birmingham.

Adjacent to the development is a local shop, whilst a local Post Office and convenience store is just a few minutes walk away. Most major supermarkets are only minutes away by car and in addition to the Mander and Wulfrun Shopping Centres, Wolverhampton has a wide range of independent shops and a lively daily market.

Birmingham, the country's second largest city, offers everything from superb shopping to exciting entertainment. Check out the buzzing creative quarter at The Custard Factory or shop till you drop in The Bullring or Grand Central. Discover Birmingham's World class Museum and Art Gallery or enjoy Brindley Place and one of the World's most intricate canal networks.

Design A House Type:

Off the entrance hall is a fully fitted downstairs cloakroom and a staircase to the first floor. There is a front facing living room with a picture window and a generously proportioned rear facing kitchen and dining room with French doors opening onto the rear garden. There is also a useful under stairs store. Upstairs, the rear facing principal bedroom has a fitted en-suite, whilst a second double

bedroom and a third single bedroom share a well equipped family bathroom. There are two off road parking spaces and a fully fenced rear garden.

Room Dimensions:

Living Room - 3226mm x 4542mm (10'7" x 14'11")
Kitchen/Dining - 5518mm x 4218mm (18'1" x 13'10")
WC - 988mm x 2481mm (3'3" x 8'2")
Bedroom 1 - 2990mm x 3935mm (9'10" x 12'11")
En-Suite - 2990mm x 1210mm (9'10" x 4'0")
Bedroom 2 - 3330mm x 3534mm (10'11" x 11'7")
Bedroom 3 - 2439mm x 3331mm (8'0" x 10'11")
Bathroom - 2099mm x 2482mm (6'11" x 8'2")

All dimensions are maximum and may vary from plot to plot

Specification Part One:

Every home at Alba Gardens comes with this generous standard specification. Upgrades and optional extras may be available depending on the stage of build when you reserve.

KITCHENS- Symphony fitted kitchen with Bosch integrated appliances throughout:

- Single oven
- Microwave
- Dishwasher
- Fridge/freezer (70/30)
- Washer/dryer (where specified)
- Four burner gas hob
- Chimney hood
- Quartz worktops and upstand to kitchen

- 20mm laminated worktop to utility*
- Large quartz sink with single lever mixer tap
- Stainless steel sink with mixer tap to utility*

SANITARYWARE:

- High quality bath with matching bath panel and bath filler
- High quality close coupled toilet with matching soft close toilet seat
- High quality vanity unit with single mixer tap
- High quality concealed shower mixer
- High quality shower tray with sliding shower door to en-suites
- Bathroom & En-Suite tiling
- High quality tiling to the following areas:
- Fully tiled cloakroom
- Fully tiled bathroom
- Fully tiled en-suite (where specified)

FLOORING:

- LVT Herringbone throughout ground floor
- Carpets to upper floors (4 choices are available if request is made on time)

PLUMBING & HEATING - Gas central heating including:

- Worcester Bosch Greenstar condensing boiler
- Underfloor heating to ground floor with zoned thermostatic controls
- Compact radiators
- Digital heating/hot water programmer
- General purpose room thermostat
- Thermostatic radiator valves to all radiators
- Plumbing for washing machine and tumble dryer to utility room*

* Where specified

Specification Part Two:

ELECTRICAL INSTALLATION:

- Consumer unit incorporating circuit breakers
- Brushed steel switches and sockets with USB
- Energy efficient spotlights
- Mains operated smoke detector to each storey
- Mains operated carbon monoxide detector
- Shaver socket to bathroom and en-suite(s)
- BT points as per working drawings
- Digital TV sockets as per working drawings

- Electric point for future use of electric hob to kitchen (electric hob not supplied)
- Mains doorbell
- External light with PIR to each external door
- Solar Panels
- Electric Vehicle charger

INTERNAL FINISHES:

- Walls & ceilings finished with white matt emulsion
- Deanta Ely Oak internal doors with brushed chrome ironmongery
- Modern MDF moulded architrave and skirting
- Hardwood handrail to staircases with spindles finished in white gloss paint

ENERGY EFFICIENCY:

Mega Homes makes every effort to conserve natural resources by running a proficient building site and recycling waste materials. Our aim is to build highly desirable and efficient homes utilising the latest energy saving methods and technology.

To help reduce energy consumption your home has the following:

- Insulated ground floor slab with underfloor heating
- 175mm insulated wall cavities and roof void
- Energy efficient glazing to all windows & doors
- PIR controlled external lighting to front, side and rear of the house
- Energy saving electrical appliances
- Energy efficient condensing boiler
- Thermostatic control to all radiators
- Energy efficient light fittings

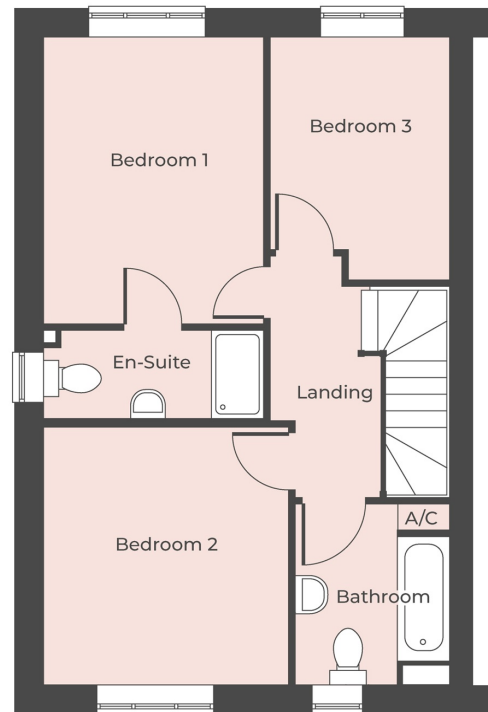
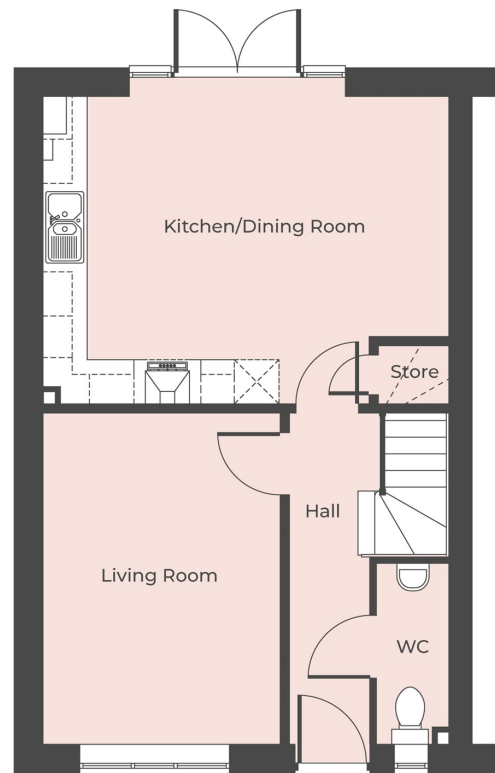
* Where specified

Location:

Wolverhampton Railway Station is around ten minutes away by car. There are direct trains to a wide range of destinations including Birmingham New Street, Manchester Piccadilly, Bristol Temple Meads and London Euston.

Junction 10 of the M6 motorway is just five miles away, with rapid access to the M54 and the M5. Birmingham International Airport is





To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating:
Exempt

view this property online [connells.co.uk/Property/WVH334277](https://www.connells.co.uk/Property/WVH334277)

Tenure: Freehold



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