



CGI image for illustration purposes only. Certain finishes may vary in final build.

18 Gladstone Road  
Wollaston Stourbridge West Midlands DY8 3PE

**By Direction of Horgan Homes & Developments Ltd, an opportunity to acquire a detached former cottage style residence refurbished to a high specification and extended at rear and at side. The property is situated close to Wollaston Shopping area in a most desirable locality.**

Canopy porch entrance, reception hall, fitted cloakroom, lounge, dining room, study, spacious kitchen/breakfast room, utility room, principal bedroom with dressing room and ensuite, three further bedrooms, bathroom, garage, enclosed gardens, off road driveway parking.

Ref: MSQ8545

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC=B



The accommodation on the ground floor comprises:

CANOPY PORCH ENTRANCE

RECEPTION HALL

FITTED CLOAKROOM

LOUNGE (Rear) 3.35m x 5.55m (11' x 18' 2")

DINING ROOM (Front) 3.05m x 3.7m (10' x 12' 1")

STUDY (Front) 2.5m x 2.70m (8' 2" x 8' 10")

KITCHEN/BREAKFAST ROOM (Rear) 3.65m x 4.9m (12' x 16')

UTILITY ROOM: (Rear) 1.55m x 3.10m (5' 1" x 10' 2")

The accommodation on the first floor comprises:

PRINCIPAL BEDROOM (Rear) 3.65m x 3.95m (12' x 13')

DRESSING ROOM (Rear) 3.15m x 2.55m into dormer (10' 4" x 8' 4" into dormer)

ENSUITE (Side) 1.70m x 1.85m max (5' 6" x 6' max)

BEDROOM TWO (Rear) 3.35m x 5.55m (11' x 18' 2")

BEDROOM THREE (Front) 3.45m x 3.70m (11' 3" x 12' 1")

BEDROOM FOUR (Front) 3.65m x 3.70m (12' x 12' 1")

BATHROOM (Front) 3.10m x 2.95m into dormer (10' 2" x 9' 8" into dormer)

GARAGE (Side) 3.15m x 5.95m (10' 4" x 19' 6")

#### POSTCODE

NOTE - We are currently awaiting confirmation of the actual postal address. This former property is being part demolished. No revision to the post code is envisaged.

The actual postal address will be confirmed in due course.

SPECIFICATIONS (Choices where detailed are dependent upon the stage of construction)

**KITCHEN** Choice of fitted kitchen from approved range to include double electric oven, four burner gas hob with chimney style cooker hood above, bowl and a half stainless steel sink with mixer tap. Appliances to include fridge/freezer, dishwasher. The kitchen floor area finished with choice of ceramic tiling from an approved range.

**LOUNGE** With focal point fire with attractive surround with cornice and also extending into hall.

**FITTED CLOAKROOM:** With W.C., wash-hand basin and ceramic tiled splash backs. Choice of ceramic tiled splash backs and a choice of ceramic flooring from an approved range.

Double glazed windows with UPVC frames.

**DOORS** Internal four panel oak faced doors with contemporary chrome ironmongery. Impressive pre-

painted front door with double glazed panels.

**BATHROOM AND ENSUITE** White sanitary ware to both bathroom and ensuite shower room. Tiling to approximately half wall height and in shower room in addition to surround of shower with choice from the approved range. A mirror above basin with light will be provided in bathroom.

T.V points will be provided to living room, kitchen, study and all bedrooms.

B.T points will be provided to living room, kitchen, study and all bedrooms (purchasers are reminded that if they utilise BT as a service provider, they will be responsible for the connection charge).

**HEATING SYSTEM** An energy efficient condensing boiler will be installed which heats water filled panel radiators and the heated towel rails in the ensuite and bathroom.

A BURGLAR ALARM system will be installed. Smoke detectors will be provided on the hall and landing. Down lighters will be provided in kitchen area, fitted cloakroom and both bathroom and ensuite. An external light will also be provided.

**NEW HOME CODE** Horgan Homes & Developments Ltd will require prospective purchaser to enter into a Reservation Agreement. Details of the New Homes Code are available upon request

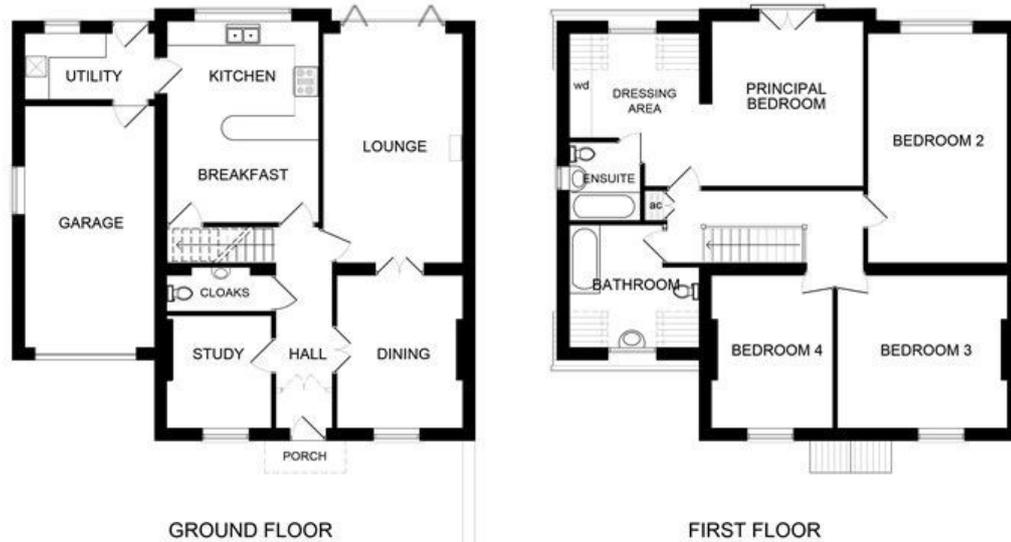
L.A.B.C Warranty will be provided

**TENURE** The properties will be sold freehold.

**RESERVATIONS** Contact Scriven & Co, 821 Hagley Road West, Quinton, Birmingham, B32 1AD 0121 422 4011 option 1 attn of ref MS and GTS

#### ROUTE TO THE PROPERTY

From Scriven & Co's office Hagley Road West bear left into College Road and continue into Spies Lane. At the traffic island take the second exit into Manor Lane and proceed along bearing right at traffic lights into Manor Way (A456). Proceed along to traffic island and take second exit (proceeding along A456) and at the next traffic island at Hayley Green take the first exit into Hagley Road. Continue down Hagley Hill into Birmingham Road and turn right at traffic lights into the (A491) Stourbridge Road. Proceed along into Hagley Road following the A491. Upon reaching the traffic lights at Oldswinford, turn left into Heath Lane and proceed along. At the traffic island take the 2nd exit into South Road. At the end of the road take the third exit into Highpark Avenue. Proceed along and take a turning off on the left-hand side into Gladstone Road.



Floor plans for illustration purposes only. Not to scale

**Important notices**

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

**VAT** : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



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Site layout plan for illustration purposes only. Not to scale

# Scriven & Co.

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