



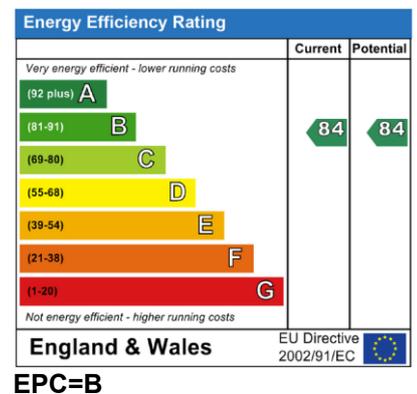
CGI image for illustration purposes only. Certain finishes may vary in final build.

Plot 1 Gladstone Drive
Wollaston Stourbridge West Midlands DY8 3PE

By Direction of Horgan Homes & Developments Ltd, a three bedroom detached bungalow situated close to Wollaston Shopping area in a desirable residential location.

Porch, reception hall, through living room, fitted kitchen/dining room, utility, principal bedroom with ensuite, two further bedrooms, bathroom, detached double garage, garden, off road driveway parking. Gas boiler/radiators. Double glazed windows.

Ref: MSQ8544



RECEPTION HALL

LOUNGE (Rear) 3.45m x 6.15m (11' 3" x 20' 2")

FITTED KITCHEN/DINING ROOM 3.35m x 6.15m (11' x 20' 2")

UTILITY (Rear) 1.55m x 2.35m (5' 1" x 7' 8")

PRINCIPAL BEDROOM (Rear) 3.25m x 5.05m plus bay (10' 7" x 16' 6" plus bay)

ENSUITE 2.35m x 1.55m (7' 8" x 5' 1")

BEDROOM TWO (Front) 4.45m plus bay x 3.45m (14' 7" plus bay x 11' 3")

BEDROOM THREE (Front) 2.35m x 4.45m (7' 8" x 14' 7")

BATHROOM (Side) 1.65m x 2.45m (5' 4" x 8')

DOUBLE GARAGE

POSTCODE

NOTE We are currently awaiting confirmation of actual postal address as when built the access will be from Gladstone Avenue. This may also affect the postcode specified. The property is detailed for navigation purposes.

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.

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. Kitchen floor area finished with choice of ceramic tiling from an approved range.

LOUNGE With focal point fire with attractive surround and cornice to ceiling.

MASTER BEDROOM AND BEDROOM TWO: Built-in wardrobe in master bedroom and second bedroom with white panel doors.

Ivory colour UPVC window frames.

Internal four panel oak faced doors with contemporary chrome ironmongery.

BATHROOM AND ENSUITE White sanitary ware to both bathroom and ensuite shower room. Tiling to approximately half wall height.

T.V points will be provided to lounge, kitchen and all bedrooms.

B.T points will be provided to lounge 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. Down lighters will be provided in kitchen area and both bathroom and ensuite.

CONSUMER CODE for Home Builders (A copy of the code requirements are available upon request).

L.A.B.C Warranty will be provided.

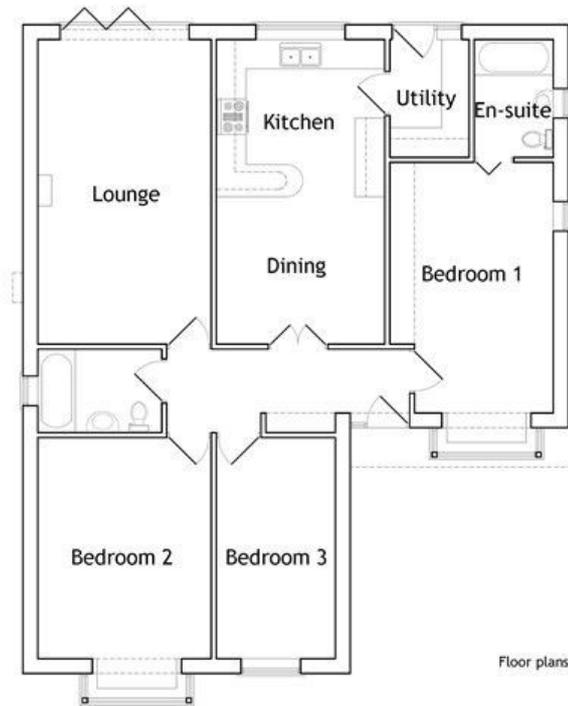
TENURE The properties will be sold freehold.

The new site road will be adopted by the local authority.

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. Gladstone Avenue is a turning off on the left-hand side.



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).



Site layout plan for illustration purposes only. Not to scale

Scriven & Co.

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