



Lawnswood Drive, Stourbridge DY7 5QW

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Offering a unique opportunity to acquire a spacious four bedroom detached family home offered with no upward chain in one of Lawnswood's most sought after addresses surrounded by open countryside and woodland walks. Weatheroaks offers an expansive driveway to front with EV charging point providing access to the porch leading to a bright and welcoming entrance hall with oak staircase, generous lounge with feature bay window to front, open plan kitchen family room featuring a modern fitted kitchen featuring a large centre island with overhang seating and a range of integrated Miele appliances including steam oven, microwave oven and coffee machine, opening to a modern living area featuring log burning stove and two sets of bi folding doors providing access to the rear garden perfect for entertaining. The ground floor further benefits from a separate office / dining room, practical utility room and guest WC. To the first floor is a primary bedroom with a large walk in wardrobe and access to en suite shower room, double bedroom with fitted wardrobes and stylish en suite shower room, bedroom three with access to the stunning family bathroom benefitting from underfloor heating, walk in shower cubicle and jacuzzi bath and one further double bedroom to the rear. The property is completed with a beautiful rear garden featuring a raised patio area perfect for outdoor dining and a detached garage with electric roller shutter door to front. Well positioned within easy access to both Kingswinford and Stourbridge the property offers buyers a range of local amenities and catchment for some of the best schools in the local area.





Front of the Property

With a block paved driveway to front, mature shrub borders, double doors to porch, EV charging point, electric roller shutter door to garage, gated side access and outdoor power points.

Porch

With double doors to front, windows to front and side, tiled floor and door to entrance hall.

Entrance Hall

With a door leading from the porch, doors leading to various rooms, stairs leading to the first floor landing, recessed spotlights, double glazed window to front and two central heating radiators.

Lounge

20'8" into bay x 20'2"

With a door leading from the entrance hall, double glazed bay window to front, double glazed window to side and rear and two central heating radiators.

Open Plan Kitchen Family Room

18'5" x 24'10"

With double doors leading from the entrance hall, range of fitted wall and base units with worksurfaces over and inset sink, centre island with overhang seating, five ring gas hob and stainless steel cooker hood above, range of integrated Miele appliances including oven, microwave oven, steam oven, warming drawer, coffee machine and dishwasher, recessed spotlights, opening to living area with log burning stove, double glazed bi fold doors leading to the rear garden, storage cupboard, double doors to study and two central heating radiators.

Office / Dining Room

15'0" x 11'1"

With access from the entrance hall and living area and double glazed french doors leading to the garden.

WC

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit with tiled splash back and a central heating radiator.



Utility Room

9'6" max x 9'6" max

With a door leading from the entrance hall, tiled floor, range of fitted wall and base units with worksurfaces over, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer, double glazed window to front, wall mounted boiler and recessed spotlights.

Landing

With stairs leading from the entrance hall, doors leading to various rooms and a double glazed window to front.

Primary Bedroom

14'6" x 10'3"

With a door leading from the landing, double glazed window to front and side, door leading to walk in wardrobe and a central heating radiator.

Walk in Wardrobe

10'3" x 6'5"

With a door leading from the primary bedroom this spacious walk in wardrobe provides access to the en suite shower room.

En Suite

10'3" x 8'5"

With a door leading from the walk in wardrobe, tiled floor, WC, wash hand basin set into vanity unit, walk in shower cubicle, shaver point, double glazed window to rear and a central heating radiator.

Bedroom Two

13'6" x 13'4"

With a door leading from the landing, double glazed window to front, fitted wardrobes, door leading to en suite and a central heating radiator.

En Suite

2'11" x 8'1"

With a door leading from bedroom two, tiled floor, WC, walk in shower cubicle, wash hand basin set into vanity unity with tiled splash back, extractor fan and recessed spotlights.



Bedroom Three

13'6" x 12'7"

With a door leading from the landing, large storage cupboard, door to bathroom, double glazed bedroom to rear and a central heating radiator.

Family Bathroom

14'4" x 10'5"

With a door leading from the landing and bedroom three, electric underfloor heating, walk in shower cubicle with waterfall shower over and separate shower attachment, floating sink set into vanity unit, Jacuzzi bath with separate shower attachment, WC, double glazed bow window to side, recessed spotlights, extractor fan and a chrome heated towel rail.

Bedroom Four

14'0" x 13'4"

With a door leading from the landing, double glazed window to rear, airing cupboard, loft access and a central heating radiator.

Loft Space

With access currently from bedroom four the property benefits from a substantial, open-span loft space featuring traditional purlin construction rather than modern trusses. This creates an unobstructed space that is exceptionally well-suited for conversion into additional bedrooms, home office or studio, subject to the usual consents.

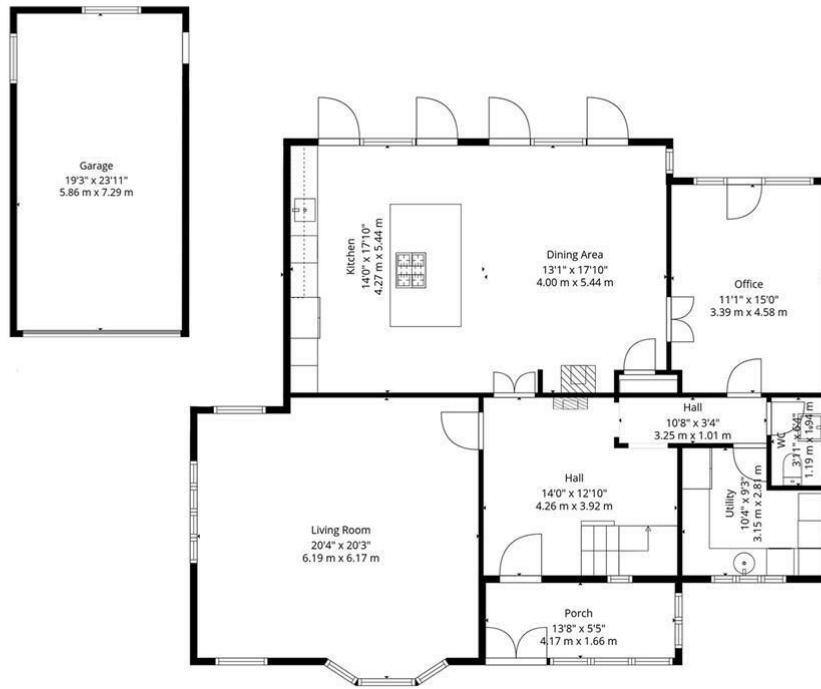
Garden

With bi fold doors leading from the kitchen family room, patio area, lawn beyond, decorative chipping stones, outdoor power points, outdoor tap, opening to front, double glazed door to garage, gated side access, green house and garden sheds, outdoor lighting, mature shrub borders.

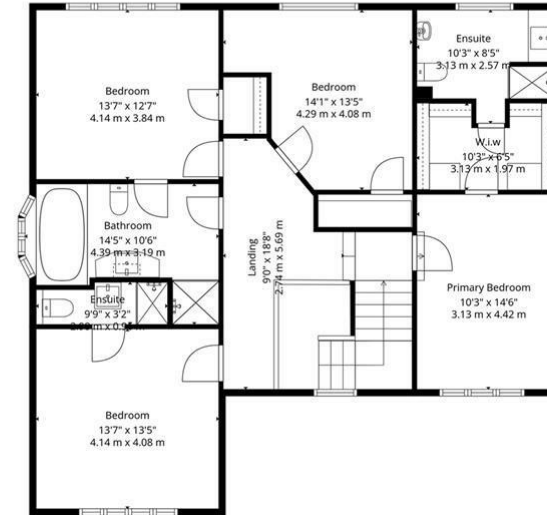
Garage

With and electric roller shutter door to front, power and light, double glazed door to garden and double glazed windows to side and rear.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor



First Floor

Total Approximate Area: 233m² | 2503 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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