



Lawnswood Road, Wordsley, DY8 5LW

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EXCLUSIVE



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Tucked away at the end of a quiet cul-de-sac stands this impressive detached family home which has been thoughtfully extended to comprise: inviting entrance hallway, bay fronted dining room, spacious lounge with patio doors leading to the rear garden, kitchen breakfast room, study, utility room, WC, landing, master bedroom with en suite/dressing room, three further bedrooms, family bathroom, block paved driveway with front lawn, garage with electric door and a low maintenance private rear garden with gated side access. Situated on the edge of open countryside and benefitting from lovely views from the rear of the property, this beautifully maintained home sits within the catchment area of sought after schools whilst also being within easy reach of Wordsley Green which boasts an array of amenities including health centre, cafes, shop and a library which offers an array of clubs.





Front of the Property

To the front of the property is a block paved driveway, front lawn with shrubs, gated side access, canopy with lighting and an electric door leading to the garage.

Entrance Hall

With a double glazed door leading from the front of the property, stairs to the first floor, two useful storage cupboards, doors to rooms and a central heating radiator.

WC

With a door leading from the hall, WC, wash hand basin, double glazed window to the side, part tiled walls and a central heating radiator.

Lounge

17'8" x 11'9"

With a door leading from the hall, double glazed patio doors leading to the rear garden, gas fire with decorative surround and a central heating radiator.

Dining Room

12'1" into bay x 11'9"

With a door leading from the hall, double glazed bay window to the front with shutters and a central heating radiator.

Study

8'2" x 7'10"

With a door leading from the hall, double glazed window to the front with shutters and a central heating radiator.



Kitchen Breakfast Room

13'1" x 9'10"

With a door leading from the hall this modern kitchen is fitted with a range of wall and base units, work surfaces with matching up stands, sink and drainer, integrated double electric oven, electric hob with stainless steel cooker hood, integrated fridge and dishwasher, breakfast bar, useful pantry, door to the utility room, recessed spotlights and a central heating radiator.

Utility Room

7'10" x 7'10"

With a door leading from the kitchen, wall and base units, work surfaces with tiled splash back, sink and drainer, plumbing for a washing machine, space for a dryer, tiled flooring, double glazed window to the side, space for a fridge/freezer, wall mounted boiler, double glazed door leading to the rear garden and a central heating radiator.

Landing

With stairs leading from the hall, loft access and doors to rooms.

Master Bedroom

15'8" into bay x 11'9"

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

En Suite

With a door leading from the master bedroom this en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, fitted wardrobes, double glazed window to the front, recessed spotlights and a central heating radiator.

Bedroom Two

11'9" x 11'1"

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



Bedroom Three

10'5" x 8'6"

With a door leading from the landing, double glazed window to the front with shutters and a central heating radiator.

Bedroom Four

8'6" x 7'10"

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

Bathroom

With a door leading from the landing this spacious bathroom has a shower cubicle with waterfall shower head, WC, traditional style radiator, double glazed window to the rear, recessed spotlights and a central heating radiator.

Garage

27'2" x 16'4"

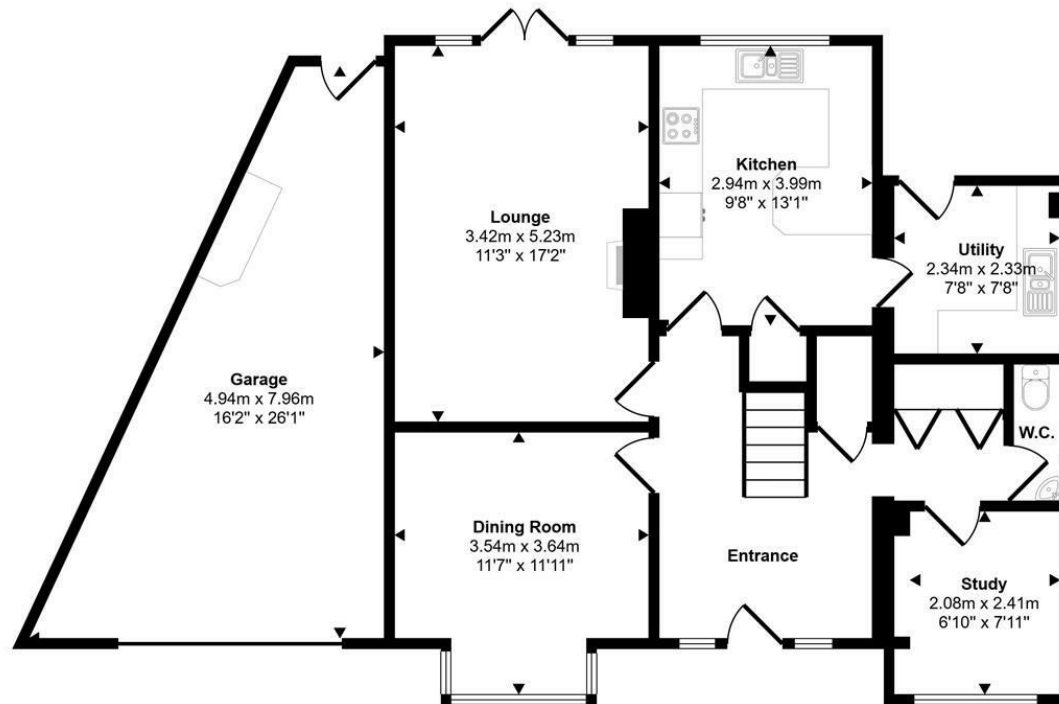
With an electric door leading from the driveway, power, lighting and a door to the garden.

Garden

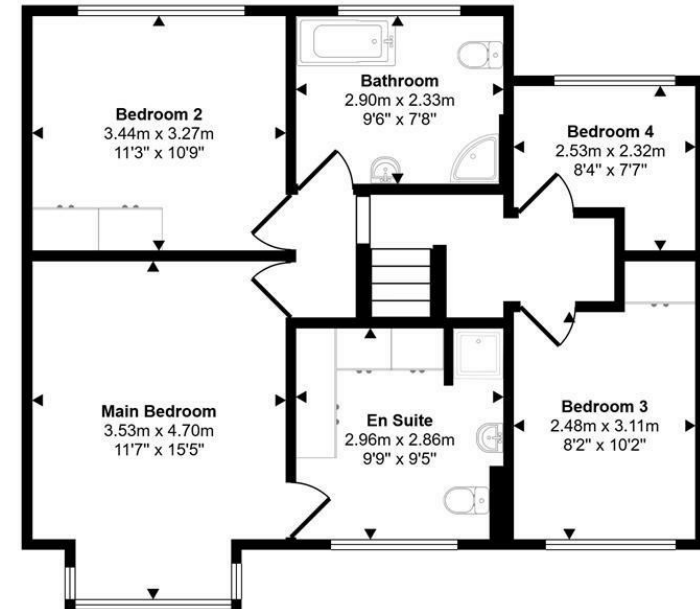
With patio doors leading from the lounge leading to a private patio area with steps leading to a further patio area at the top of the garden, there are mature plants, shrubs and trees whilst the garden is also bordered with high hedgerows, doors to the garage and utility room and gated access to the front of the property.

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.

Approx Gross Internal Area
165 sq m / 1775 sq ft



Ground Floor
Approx 99 sq m / 1065 sq ft



First Floor
Approx 66 sq m / 711 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	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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