

Clover Lane, Wall Heath, DY6 0DT

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DESCRIPTION

Located in this quiet cul de sac near to Wall Heath Village is this well presented and deceptively spacious four bedroom detached family home. The property in brief comprises of; welcoming entrance hall, downstairs cloakroom, spacious lounge with log burning stove and French doors to garden, open plan kitchen diner leading to separate utility, downstairs cloakroom and bright and airy conservatory. Continuing upstairs the property boasts a spacious master bedroom with en suite, three further bedrooms and family bathroom. Completed with a private and low maintenance rear garden, tarmacadam driveway and double garage. Further benefits include having excellent school catchment and offers calming countryside walks right on your doorstep. Viewings are highly recommended to appreciate what this property has to offer.









Front of The Property
To the front of the property there is a tarmacadam driveway leading to double garage, steps leading up to front door, decorative slate, outside light and gated side access leading to rear garden.

Entrance Hall
14'9" x 5'10"
With a double glazed door to front, stairs to the first floor landing, storage cupboard, doors to rooms, wooden floor and a central heating radiator.

Kitchen Diner
23'3" x 9'2"
With a door from the entrance hall, open to the utility, fitted with wall and base units, work surfaces with upstands, one and a half stainless steel sink and drainer, insinkerator, space for oven, cooker hood above, integrated dishwasher, space for dining table, laminate floor, double glazed window to front and two central heating radiators.

Utility
Open from the kitchen and the conservatory, work surfaces with upstands, plumbing for washing machine, space for American fridge freezer and laminate floor.

WC
With a door from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback and tiled floor.

Conservatory
17'0" x 8'6"
Open from the utility and kitchen, space for seating, laminate floor, breakfast bar, double glazed french doors to rear and a central heating radiator.

Lounge
19'8" x 12'5"
With a door from the entrance hall, space for seating, wood burner with decorative beam and slate hearth, wooden floor, double glazed bay window to front, double glazed french doors to rear and a central heating radiator.

Landing
With stairs from the entrance hall, doors to rooms, wooden floor, storage cupboard and loft access.

Master Bedroom
11'9" x 11'1"
With a door from the landing, door to en suite, wooden floor, double glazed window to front and a central heating radiator.

En Suite
With a door from master bedroom, corner shower, wash hand basin, WC, part tiled walls, extractor fan, double glazed window to front and a chrome heated towel rail.

Bedroom Two
10'2" x 9'10" into wardrobe
With a door from the landing, built in wardrobes, wooden floor, double glazed window to rear and a central heating radiator.

Bedroom Three
10'2" x 9'10" max
With a door from the landing, wooden floor, double glazed window to front and a central heating radiator.

Bedroom Four
7'10" x 7'6"
With a door from the landing, wooden floor, double glazed window to rear and a central heating radiator.

Bathroom
With a door from the landing, P shape bath, shower screen, WC, wash hand basin set into vanity unit, tiled floor, part tiled walls, double glazed window to rear and a chrome heated towel rail.

Garage
17'0" x 15'1"
With an electric up and over door to front, doors to the garden and conservatory, loft access, power and light.

Garden
With double glazed french doors from the conservatory and lounge to a block paved area, outside tap, raised mature shrub borders, garden shed, gated side access and a door to the garage.





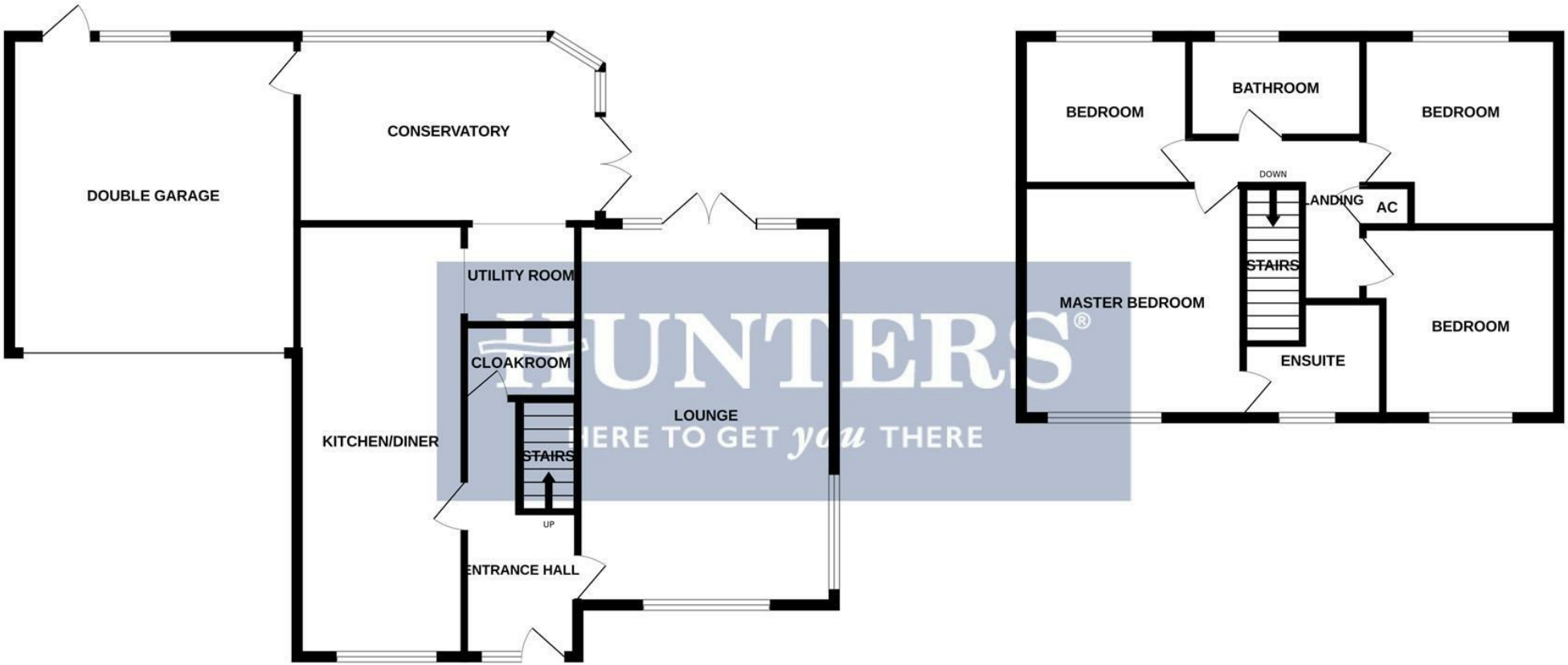




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GROUND FLOOR

1ST FLOOR



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HERE TO GET you THERE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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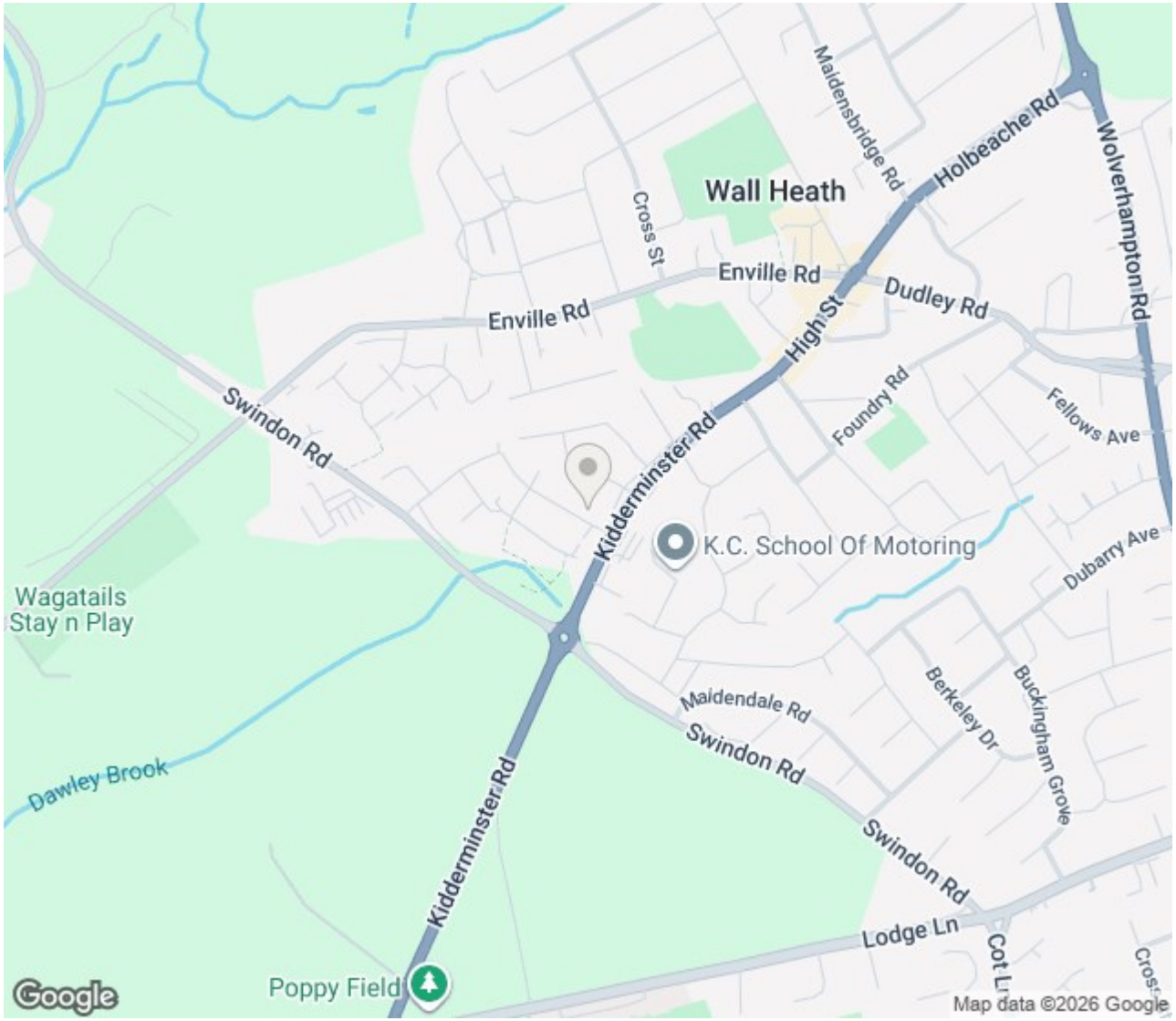




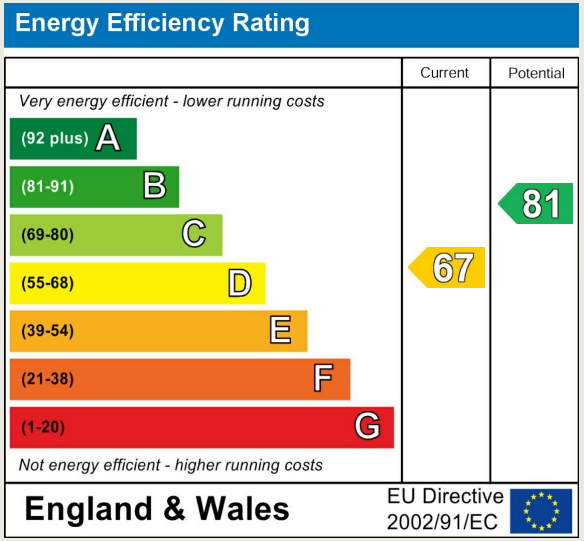




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