



Field House, Oldnall Close, Stourbridge, DY9 8XH



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Summary...

A distinctive, double fronted and characterful four bedroom detached home with elevated far reaching views perfect large and multi-generational families. Offering a generous-size corner plot with wrap around rear garden with potential to extend (subject to usual consents), the property further benefits from a cul de sac location within easy access to nearby amenities and briefly comprises welcoming reception hall with feature stained glass and decorative arch, spacious dining room perfect for entertaining, separate dual aspect lounge with log burning stove and french doors to garden, multi-functional rear hall with useful store cupboard, practical 'lootility' adding an essential sense of practicality whilst a well equipped kitchen breakfast room, further studio and integral garage completed the ground floor. Continuing upstairs leads to three double bedrooms, further single room ideal for home office or dressing room and large family bathroom all with stunning front and rear views. The rear garden offers an extremely private aspect and is mostly laid to lawn with various seating areas and side access leading to a mature foregarden and ample off-road parking. Additional benefits include being closely situated to Stevens Park, Stourbridge Junction and reputable schools. This property is a true rare find and one that can only be viewed to appreciate what's on offer.



Front of the Property

To the front of the property there is a double driveway with block paving, manicured foregarden of well maintained lawn, thoughtfully planted shrubs and trees, gated side access leading to rear garden, up and over door to garage and double glazed composite door to reception hall.

Reception Hall

15'8" x 6'6"

With a double glazed composite door leading from the front of the property, stairs to first floor landing with feature spindles and strip-back hand-rail, doors to various rooms, feature arch leading to rear hall, recessed spotlights, cornicing, panelled walls, laminate flooring and a central heating radiator.

Dining Room

15'8" x 12'9"

With a door leading from reception hall, space for large dining table, feature fireplace with marble surround and gas fire, decorative cornicing and picture rail, laminate floor, double glazed bay window to front and two central heating radiator.

Lounge

13'9" x 12'9"

With a door leading from reception hall, comfortable space for seating, log burning stove with slate hearth and decorative mantle, coving, laminate flooring, double glazed bay window to front, double glazed french doors to side and a central heating radiator.

Kitchen Breakfast Room

15'1" x 9'10"

With doors leading from rear hall and studio, fitted with a range of matching wall and base units, work surfaces over, one and a half ceramic sink and drainer, tiled splashback, space for rangemaster cooker, stainless steel cooker hood above, dishwasher, fridge, freezer space for breakfast table, recessed spotlights, karndean flooring, two double glazed windows to rear and a vertical column central heating radiator.

Utility Cloakroom

8'6" x 8'6"

With a door leading from rear hall, fitted with a range of matching wall and base units with worksurfaces over, one and a half stainless steel sink and drainer, tiled splashback, wall mounted central heating boiler, WC, plumbing for washing machine, feature arch door to side, double glazed windows to side and rear and a central heating radiator.

Rear Hall

With a feature arch from reception hall, doors leading to various rooms, storage cupboard, karndean flooring, cornicing and double glazed french doors to the rear.

Studio

With doors leading from kitchen breakfast room and garage, recessed spotlights and double glazed door and window to rear.

Landing

With stairs from the reception hall with feature spindles and strip-back hand-rail, panelled doors to various rooms, loft hatch and double glazed window to rear.

Bedroom One

With a door from landing, laminate floor, picture rail, double glazed windows to the front and side and a central heating radiator.

Bedroom Two

12'9" x 9'10"

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

Bedroom Three

12'1" x 8'6"

With a door leading from landing, laminate floor, picture rail, double glazed windows to rear and side and a central heating radiator.

Bedroom Four

6'10" x 5'6"

With a door leading from landing, picture rail, double glazed window to front and a central heating radiator.

Bathroom

With a door leading from landing, bath, separate shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled walls, recessed spotlights, double glazed window to the rear and a central heating radiator.

Garage

With up and over door leading from the front of the property, power and lighting and door to studio.

Garden

With double glazed doors leading from lounge, rear hall and studio, further door from utility, block paved seating area, well maintained lawn, mature shrubs and trees, decorative chipping stones, tap, shed and gated side access leading to the front of the property.



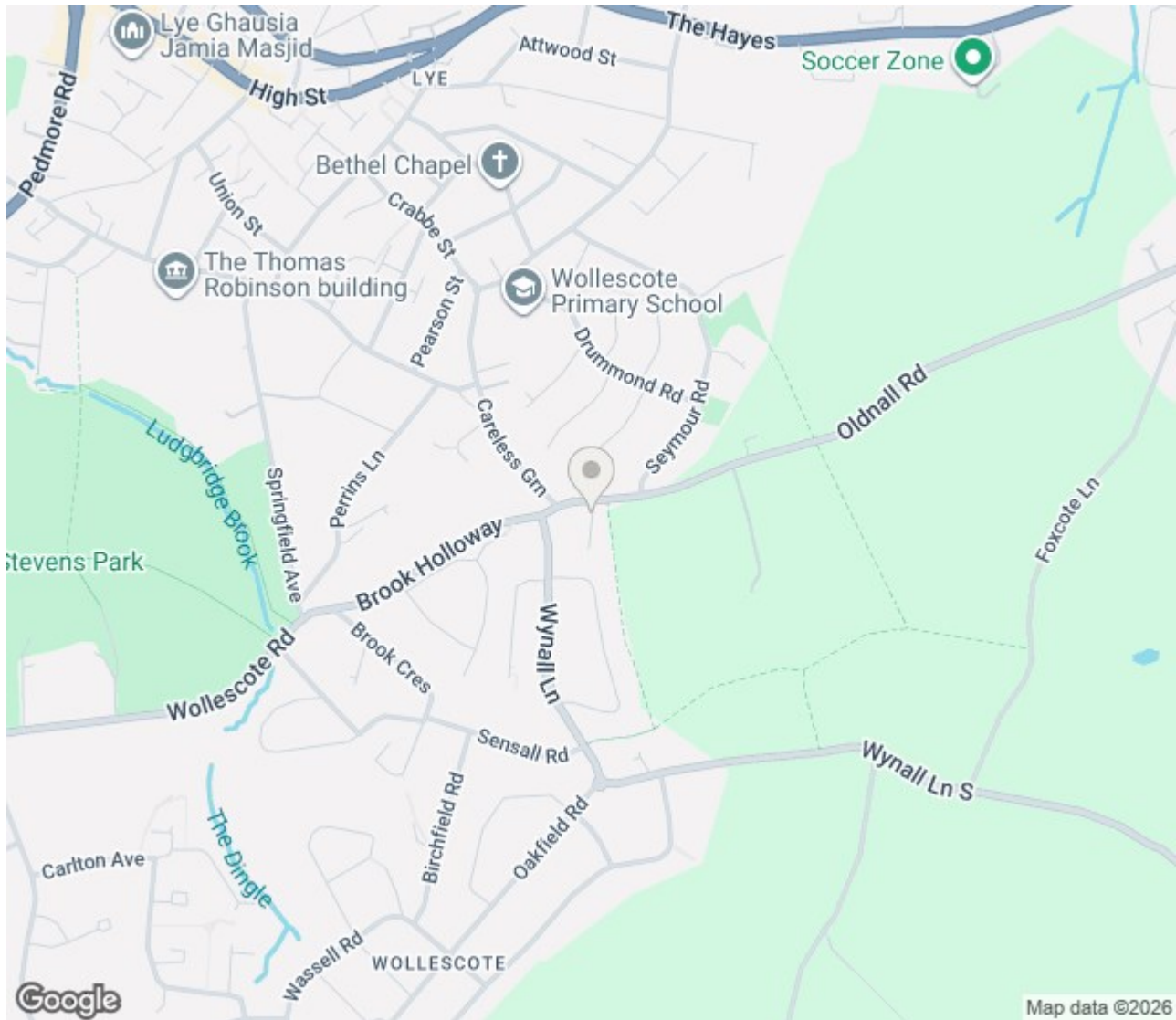
GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of beds, 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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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