

Maidensbridge Road, Wall Heath, DY6 0JA

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Located in this highly desirable part of Wall Heath, this five bedroom detached family home which has recently undergone a 'back to brick renovation' by its current owners, offers potential buyers well proportioned bedrooms, stunning open plan space and a garden that offers something for everyone. Set back from Maidensbridge Road behind an expansive driveway, the ground floor accommodation comprises: inviting entrance hall, extended open plan kitchen family room with bi folding doors to the rear garden, glass lantern, feature island with breakfast bar and integrated appliances, cosy sitting room, re fitted utility room and a modern fitted ground floor shower room. To the first floor are three good sized bedrooms, modern fitted family bathroom and modern fitted en suite shower room, to the second floor are two further bedrooms. With access via bi folding doors leading from the kitchen this beautifully maintained private rear garden has two newly laid indian sandstone patios, one with wooden pergola, gravel path ways leading to a bespoke children's play area, shed and greenhouse. The garden is complete with extensive mature trees, shrubs and planting along with a small pond, door leading to the utility room and gated side access. This gorgeous home benefits from being within the catchment area of sought after primary and secondary schools, whilst being a stones throw of Wall Heath Village which hosts an array of amenities including shops, coffee shops, pubs and restaurants. On the doorstep of open countryside, this lovely home is also well positioned close to pleasant walks, rambling routes and canal paths











Front Of The Property
Set back from the road with an expansive tarmacadam driveway to the front, lawn to the side with shrubs, gated side access, double doors to the garage and a double glazed door leading to the hall.

Entrance Hall
With a double glazed door to front leading to this inviting entrance hall, double glazed windows to front, stairs to the first floor landing, porcelain tiled flooring with under floor heating and doors to the sitting room, kitchen and garage

Sitting Room
15'1" x 8'2"
With a door leading from the entrance hall, porcelain tiled flooring, door to the shower room, recessed spotlights, double glazed window to the front and a central heating radiator.

Open Plan Kitchen Family Room
25'11" x 22'11"
With a door leading from the entrance hall this extended kitchen family room will certainly bring the family back together again, with a gorgeous modern kitchen and separate sitting/dining areas this open plan space really is perfect for those who love to entertain. The kitchen has fitted cashmere shaker style soft close wall and base units, quartz work surfaces with matching up stands, integrated AEG appliances including oven, microwave, warming drawer and induction hob, double belfast sink and boiling tap, integrated dishwasher, fridge & freezer. This lovely room also has porcelain tiled flooring with under floor heating, bi folding doors leading to the rear garden, 5 metre glass lantern, electric log burner stove and a door leading to the utility room.

Utility Room
14'9" x 5'2"
With a door from the kitchen this utility has a double glazed door leading to the rear garden, shaker style wall and base units, quartz work surfaces with matching up stands, corner walk in pantry, integrated washing machine and dryer, recessed spotlights, skylight, extractor fan, porcelain tiled flooring and a central heating radiator.





First Floor Landing
With stairs from the entrance hall, double glazed window to front, doors to rooms, stairs to the second floor and a central heating radiator.

Bedroom One
14'9" x 11'9"
With a door from the landing, double glazed window to rear, door to the en suite and a central heating radiator.

En Suite
With a door leading from the bedroom this newly fitted modern en suite shower room has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, chrome heated towel rail, extractor fan, tiled flooring, part tiled walls, double glazed window to the rear and recessed spotlights.

Bedroom Two
12'1" x 8'2"
With a door from the landing, laminate flooring, double glazed window to front and a central heating radiator.

Bedroom Three
12'1" x 7'10"
With a door from the landing, laminate flooring, double glazed window to front and a central heating radiator.

Bathroom
With a door leading from the landing this newly fitted modern family bathroom has a bath with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, chrome heated towel rail, extractor fan, tiled flooring, part tiled walls, double glazed window to the side and recessed spotlights.





Second Floor Landing
With stairs from the first floor landing, double glazed window to rear and doors to rooms.

Bedroom Four
11'9" x 10'9"
With a door from the landing, double glazed window to rear and a central heating radiator.

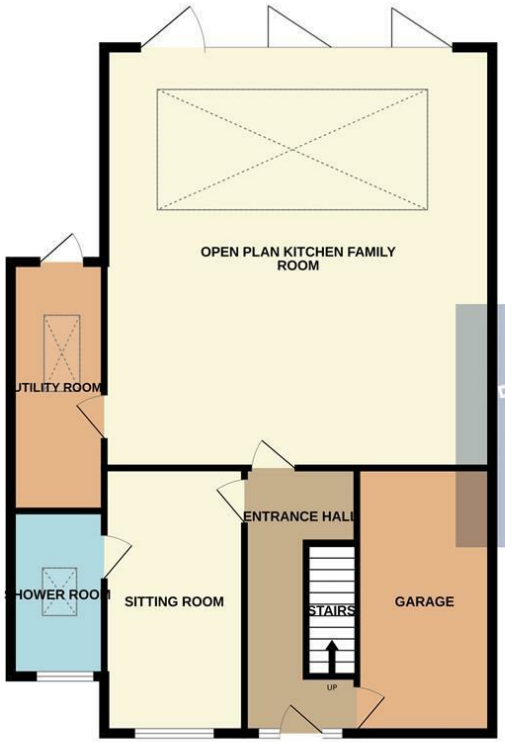
Bedroom Five
10'9" x 8'6"
With a door from the landing, double glazed window to rear, eaves store and a central heating radiator.

Garden
With access via bi folding doors leading from the kitchen this stunning well maintained private rear garden has something for everyone and is perfect for those families who love to entertain. There are two newly laid indian sandstone patios, one with wooden pergola, gravel path ways leading to a bespoke children's play area, shed and greenhouse. The garden is complete with extensive mature trees, shrubs and planting along with a small pond, door leading to the utility room and gated side access. The end of the garden could be ideal for a summer house/home office space.

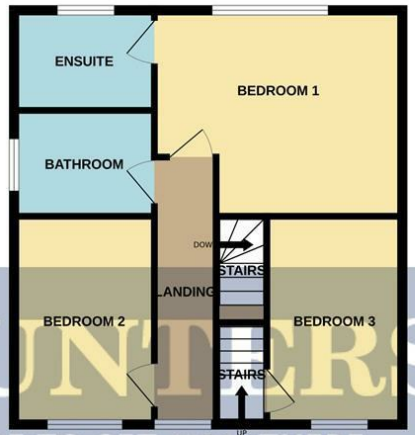
Garage
15'5" x 7'10"
With double doors leading from the front, door to the hall, power and lighting.

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.

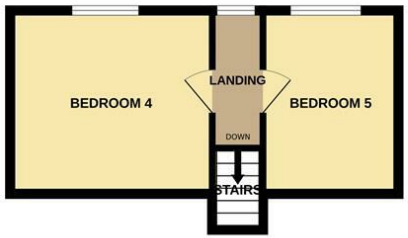
GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



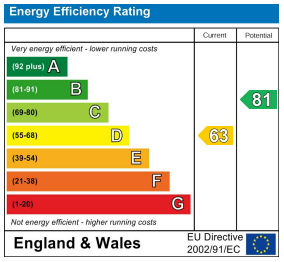
2ND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1827 sq.ft. (169.7 sq.m.) approx.

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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Viewing Arrangements

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

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