

The Woodlands, Stourbridge DY8 2RA

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A fantastic example of spacious and recently modernised exclusive three bedroom detached family home which must be viewed to appreciate the versatile and generous living space on offer. Boasting a premium Pedmore address within a stones throw from Stourbridge Golf Club; the property's well placed to reputable public and private schooling, Stourbridge Junction, Oldswinford High Street and briefly comprises a spacious and welcoming reception hall, stunning open plan kitchen family room complete with Quartz worksurfaces, centre island, walk-in larder cupboard, feature log burning stove and French doors overlooking to rear garden creating the perfect sociable back-drop, impressive dining area with further French doors, generous-size study/ snug with a bay window, large multi-purpose boot room/ utility and downstairs WC adding an essential sense of practicality. Continuing upstairs leads to three well proportioned bedrooms including master bedroom with en suite and a walk-in wardrobe with fitted cupboards (previously fourth bedroom) and sizable luxurious family shower room. Completing the property is a large integral double garage with an electric garage door and tarmacadam driveway, accompanied by well maintained lawns. The rear garden is thoughtfully laid-out with patio seating, landscaped artificial lawn and mature shrub borders with barbeque area and gated side access. This property is a perfect 'all-rounder' and ideal fit for large and mixed families with flexible living spaces and the ability to entertain.











Front of the Property
To the front of the property is a tarmacadam driveway, well maintained lawn with mature shrubs, gated side access, electric garage door, outside lighting and steps leading to the double glazed composite front door.

Reception Hall
With a double glazed composite door to the front, doors leading to various rooms, tiled flooring, decorative panelling and a central heating radiator.

Study/ Snug
11'7" x 11'8"
With a door from the reception hall, double glazed bay window to the front fitted with shutter blinds and a central heating radiator.

Boot Room/ Utility
10'0" x 11'9"
With a door from the reception hall, double glazed window to the rear, modern fitted kitchen units, integrated fridge/freezer, built in washing machine and tumble dryer, Belfast sink, tiled flooring, built in coat storage, door leading to cloakroom, double glazed door to the side and a central heating radiator.

Cloakroom
5'7" x 5'8"
With a door from the utility, two double glazed windows to the rear, a WC, wash hand basin, tiled flooring and a central heating radiator.

Kitchen Family Room
20'4" x 13'6"
With a door from the reception hall, a modern fitted kitchen with a range of wall and base units, Quartz work surface with matching up stands, instant boiling water tap, integrated full length fridge and full length freezer, integrated dishwasher, double Belfast sink, integrated oven, induction hob, kitchen island with breakfast bar. A pocket sliding door to the feature walk in larder cupboard with a range of wall and base units, Quartz work surface with matching up stands. Lounge area with a feature log burning stove and two sets of double glazed French doors leading to the rear garden.





Dining Area
8'6" x 9'11"
With steps leading from the kitchen family room, double glazed French doors to the rear and a central heating radiator.

Landing
With stairs from the reception hall, galleried landing with double glazed window to the rear, doors leading to various room, loft access, airing cupboard and a central heating radiator.

Bedroom One
10'9" x 15'11"
With a door from the first floor landing, double glazed windows to the front and side with fitted shutter blinds, decorative panelling, door to walk-in dressing room and a central heating radiator.

Dressing Room
8'9" x 5'0"
With a door from bedroom one, a double glazed window to the rear, fitted wardrobes, a central heating radiator.

En Suite
8'8" x 4'7"
With a door from bedroom one, double glazed window to the rear, walk-in shower, a WC, wash hand basin set into vanity, tiled flooring, extractor fan and a heated towel rail.

Bedroom Two
11'10" x 11'3"
With a door from the first floor landing, double glazed window to the front and side and a central heating radiator.





Bedroom Three
11'11" x 8'7"
With a door from the first floor landing, double glazed window to the front and a central heating radiator. This bedroom is currently being used as a gym room.

Family Shower Room
8'8" x 8'0"
With a door from the first floor landing, double glazed window to the side, a large walk-in shower, a WC, wash hand basin set into vanity, part tiled walls, tiled flooring and a central heating radiator.

Garden
With double glazed French doors from the kitchen family room to a large patio area with raised shrubbed borders, landscaped lawn beyond, gated side access and hedges at the rear.

Double Garage
With an electric garage door to the front, wall mounted boiler, hot water tank and a double glazed window and door to the side.

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.

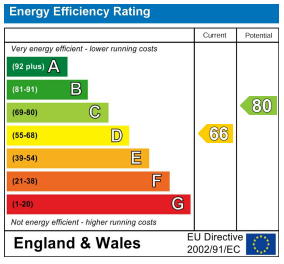
GROUND FLOOR

1ST FLOOR



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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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