



Glenroy, Kingsford Lane, Wolverley, DY11 5SL

Nestled within this idyllic ancient Worcestershire Hamlet, is this unique and distinctive style detached bungalow occupying extensive mature gardens. Situated down a private lane just off this picturesque tree-lined road, the property sits almost entirely concealed within this rural oasis and offers substantial development potential subject to usual consents. Falling within a National Trust Area, there's an abundance of countryside trails on offer to prospective purchasers over nearby Villages, Woodlands and is within a short drive of market Town Kidderminster with an array of amenities. To summarise the spacious accommodation on offer at 'Glenroy', upon entering you're welcomed by porch and entrance hall which later gives way to a generous size sitting room, breakfast room open to modern kitchen with granite worktops and pantry, garden room boasting uninterrupted views to the rear, three double bedrooms, bathroom, separate shower room and double garage with mechanic pit. The property offers great amounts of versatile living space with its well proportioned rooms and still retains its traditional and characterful feel having been initially constructed in the lead up to the Second World War. This is a truly fantastic opportunity to join other homeowners on this highly acclaimed stretch which conveniently sits near Kinver Edge and Bodenham Arboretum reiterating the rural setting the property sits within all with the benefit of being offered with no ongoing chain.

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EXCLUSIVE

Front of The Property

Upon arriving at the property continuing down its private approach later leads to a secluded mature frontage with a generous chipping stone driveway, well maintained lawn with planted shrub borders, slabbed pathway, gated side access leading to the rear of the property and access to double garage with electric up and over door and tradesman entrance.

Porch

With a door leading from the front of the property and entrance hall, tiled floor and double glazed windows to front and side.

Entrance Hall

24'3" x 5'6" max

With a door leading from the porch, doors to various rooms, skylight window and a central heating radiator.

Sitting Room

22'7" x 11'5"

With a door leading from the entrance hall, feature fire place with open fire, marble hearth, space for dining table and three piece suite, double glazed bow window to side, double glazed patio doors leading to garden room and two central heating radiators.

Breakfast Room

11'5" x 9'2"

With a door leading from the entrance hall, pantry and open to kitchen, space for breakfast table, double glazed window to side, further window and door to garden room and a central heating radiator.

Kitchen

13'5" x 7'10"

Open from the breakfast room, matching wall and base units, granite worksurfaces with matching upstands, sink with drainer grooves, space for rangemaster cooker with extractor hood above, plumbing for washing machine, space for other appliances, wall mounted central heating boiler, tiled floor, double glazed windows and a central heating radiator.

Garden Room

31'5" x 4'11"

With double glazed patio doors leading from the sitting room and garden, doors from breakfast room, shower room and double garage, windows to front and rear and tiled floor.

Master Bedroom

13'9" x 11'5" into bay

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

Bedroom Two

11'5" x 10'2"

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

Bedroom Three

11'5" x 8'10"

With a door leading from the entrance hall, double glazed window to side and a central heating radiator.,

Bathroom

With a door leading from the entrance hall, bath, WC, wash hand basin, storage cupboard, part tiled walls, window to rear and a central heating radiator.

Shower Room

With a door leading from the garden room, shower cubicle with electric shower, WC, wash hand basin, tiled splashback, tiled floor and window to rear.

Double Garage

23'3" x 19'0"

Accessed via the garden room, front and rear of the property, double glazed windows, mechanic pit, light and power.

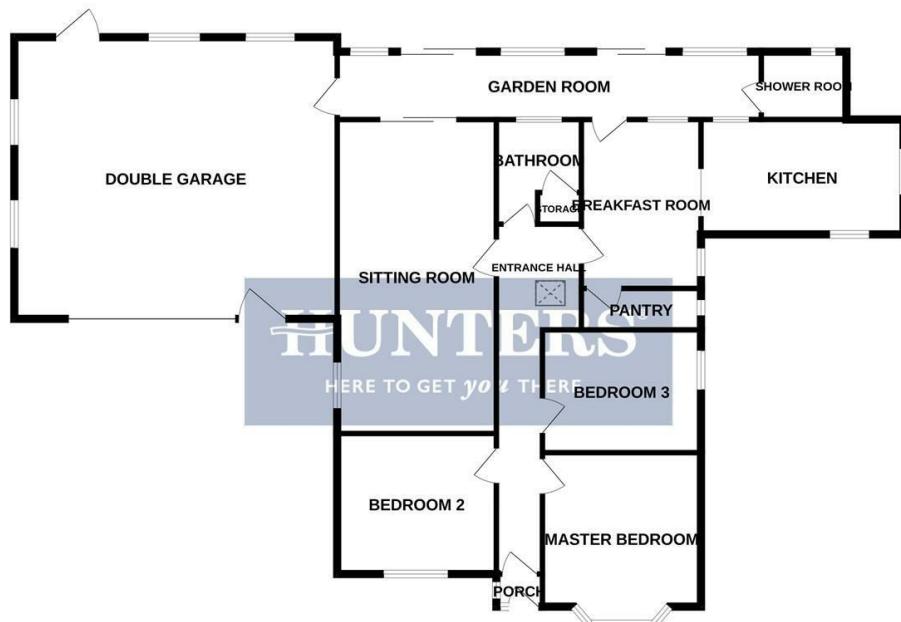
Garden

With access via double garage, garden room and gated side access leading to an extensive mature and private outside space with patio, well maintained lawn and planted trees.





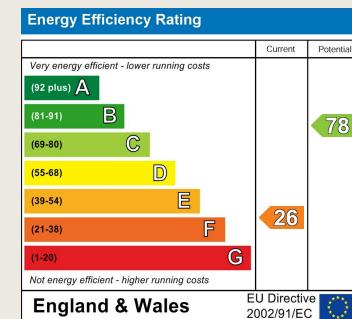
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, chimneys 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 operating condition can therefore be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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