



**Maidensbridge Road, Wall Heath, DY6 0HG**

**£735,000**



# Maidensbridge Road, Wall Heath, DY6 0HG

## DESCRIPTION

Hunters Exclusive are delighted to offer this beautifully appointed and extended five bedroom detached family home. Situated in a highly sought after location, to the first floor this property comprises: entrance hall, ground floor cloakroom, dining room, lounge with bi folding doors to rear garden, kitchen family room, separate utility room, useful store, further WC and garage. To the first floor there are four bedrooms, stunning family bathroom with walk in shower and separate bath and a further WC. To the second floor is a beautiful master suite, including bedroom with juliet balcony, dressing area with walk in wardrobe and a modern fitted en suite shower room. The property has a well maintained private rear garden with patio area, lawn and raised borders with trees and mature plants trees. To the rear of the property is a fully insulated and centrally heated self-contained annexe which includes large sitting/games room, salon which was previously used as a kitchen and could easily be turned back into one, there is also a fitted shower room. To the front of the property is a spacious paved driveway with electric gates, electric roller shutter door leading to the garage and gated side access. This property also benefits from being offered with no upward chain. The owner of this property has got planning permission granted for a single storey side/rear extension and first floor rear extension.





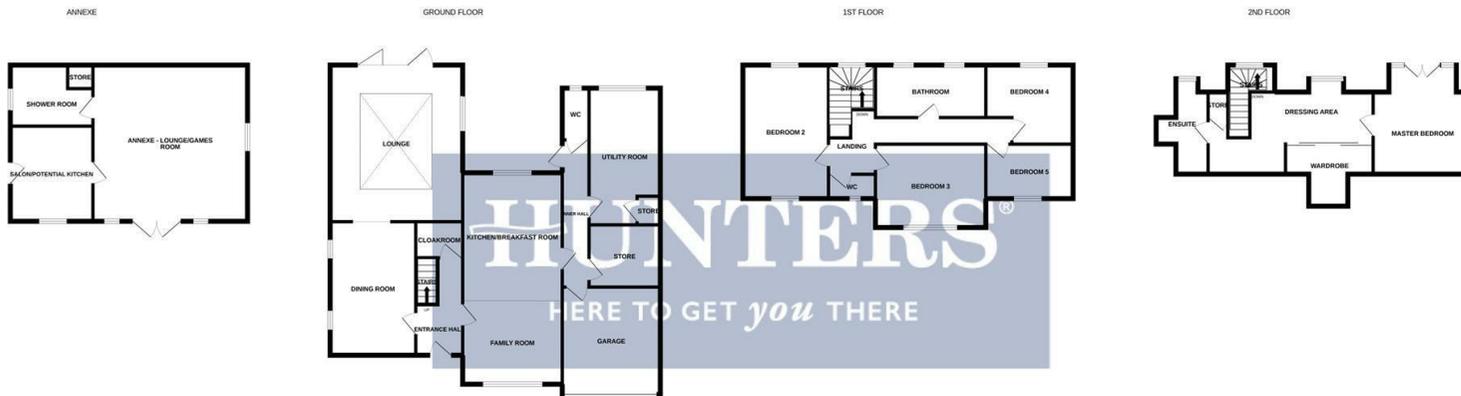
# ENERGY PERFORMANCE CERTIFICATE

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** 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.



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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