



Perrins Lane, Stourbridge, DY9 8XP

HUNTERS
EXCLUSIVE



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Occupying a naturally elevated position with commanding views across nearby Stevens Park presents this wonderful three bedroom detached period home with an abundance of traditional features. Offering an attractive-size plot with mature foregarden, driveway and potential to add further parking; this fabulous family home briefly comprises of: entrance porch complete with ornate stained glass, welcoming reception hall with decorative balustrade, stair panelling and access to cellarette, well proportioned lounge with bay window and feature fire place, separate sitting room with dual aspect, dining room with large butlers cupboard leading to a well equipped kitchen, separate utility, lobby, downstairs cloakroom and integral garage. Continuing upstairs off a generous-size gallery landing with stunning feature window leads to three well proportioned bedrooms, bedroom one being bright and airy with large bay window and complimentary furniture, home office with three picture windows and family bathroom completing the property. The rear garden offers a private aspect and is low maintenance with gated side access both sides. Further benefits include having eleven owned solar panels, high quality CCTV cameras, Hive controlled central heating and being fully alarmed. The property is also situated within close proximity to nearby schools, open fields, countryside walks and Stourbridge Train Station for convenience.





Front of The Property

To the front of the property there is a mature foregarden with various planted shrubs, dwarf wall and decorative wrought iron gates, block paved driveway leading to garage, outside lighting, CCTV cameras, eight solar panels and gated side access both sides leading to rear garden.

Porch

With feature stained glass door leading from the front of the property, quarry tiled floor, dado rail and further stained glass windows and door leading to entrance hall.

Reception Hall

With a feature stained glass door leading from porch, stairs to first floor landing with decorative balustrade and stair panelling, doors to various rooms and access to cellerate, coving, dado rail and a central heating radiator.

Lounge

17 x 14'06 max

With a panelled door leading from the reception hall, comfortable space for seating, feature fire place with gas fire and marble hearth, coving, dado rail, ceiling rose, wall lights, double glazed stained glass bay window to front and a central heating radiator.

Sitting Room

16'04 x 12'07 max

With a panelled door leading from the reception hall, comfortable space for seating, feature fire place with electric fire, marble hearth and surround, coving, dado rail, ceiling rose, double glazed bay window to front with stained glass fixings, further double glazed window to side and a central heating radiator.

Dining Room

12'11 x 8'11 max

With a panelled door leading from reception hall, space for dining table, large butlers cupboard, coving, dado rail, tiled floor, feature archway leading to kitchen, two double glazed windows to rear with stained glass fixings and a central heating radiator.



Kitchen

12'11 x 9'04 max

Open from the dining room, fitted with a range of matching wall and base units, worksurfaces over with tiled splashback, one and a half sink and drainer with pull-out rinse spray tap, newly integrated oven and grill, separate induction hob with stainless steel cooker hood over, dishwasher, drinks cabinet with inset lighting, tiled floor, recessed spotlights, tiled floor, double glazed window to rear with stained glass fixing, further double glazed door leading to garden, feature stained glass door to lobby and a central heating radiator.

Lobby

With a feature stained glass door leading from kitchen and doors to various rooms, worksurface, space for tall standing fridge freezer, low-level appliance and storage, coving and open to utility.

Utility

6'02 x 4'11

Open from lobby, worksurface, plumbing for washing machine, space for tumble dryer, coving and double glazed window to rear with stained glass fixing.

WC

With a door leading from lobby, WC, wash hand basin, tiled splashback, coving and double glazed window to rear with stained glass fixing.

Cellerate

With a panelled door leading from the reception hall, useful storage space, quarry tiled floor, alarm panel, smart meters, fuse board and feature stained glass window to rear.

Gallery Landing

With stairs leading from the reception hall, decorative balustrade, panelled doors leading to various rooms, loft access which has been fully insulated and has pull-down ladders, coving, dado rail, hive thermostat, feature stained glass window to rear and a central heating radiator.



Bedroom One

17'02 x 14'05

With a panelled door leading from the landing, coving, ceiling rose, complimentary wardrobes and drawers included in the sale, double glazed stained glass bay window to front and a central heating radiator.

Bedroom Two

12'08 x 12'02

With a panelled door leading from the landing, built-in wardrobe, coving, double glazed window to front with stained glass fixing and a central heating radiator.

Bedroom Three

8'11 x 8

With a panelled door leading from the landing, double glazed window to rear and a central heating radiator.

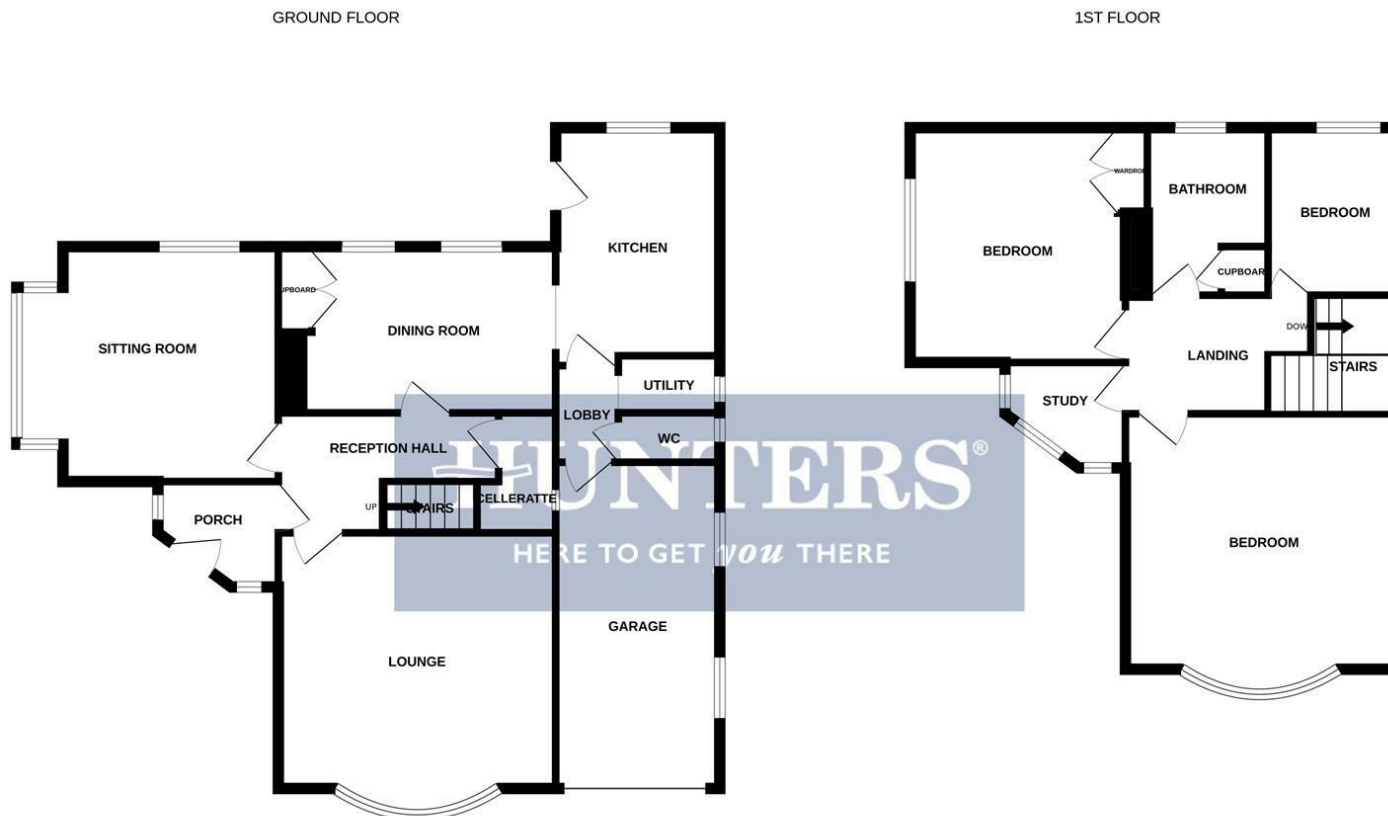
Bathroom

With a panelled door leading from the landing, bath with waterfall shower head and separate shower attachment, fitted shower screen, WC, wash hand basin set into vanity unit, tiled splashback, cupboard housing central heating boiler, double glazed window to rear and a chrome heated towel rail and central heating radiator.

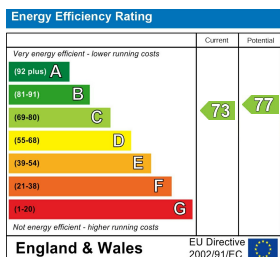
Garden

With double glazed door leading from kitchen to patio seating areas, decorative chipping stones, further decked seating area, mature shrubs, outside lighting, tap, CCTV camera, three solar panels, shed and gated side access leading to the front of the property.

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.



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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
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