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Yarnborough Hill
Oldswinford, Stourbridge

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22 Yarnborough Hill, Oldswinford, Stourbridge DY8 2EB

Representing a great opportunity at this highly desirable cul-de-sac address off Love Lane, this 4 Double Bedroom Extended Detached Family Home has been improved and re-appointed to a high standard and provides well balanced accommodation at both ground and first floor and is further enhanced by a rear west facing aspect backing onto Playing field, together with Driveway parking to front. This is a property well worth inspection to fully appreciate its overall size, layout and position.

As well as size, one of the stand out benefits of the property is its fantastic location being close to Mary Stevens Park, Stourbridge Golf Club, Oldswinford Cricket Club, ideal for walkers being just minutes from countryside and of course the all-important local amenities including excellent schools, Oldswinford shops, Stourbridge Town, train station and ideal for commuters with excellent road links to the M5 Motorway and beyond.

With gas central heating, double glazing and comprising: Porch Entrance, Reception Hall, wide Lounge to front, refitted Dining Kitchen, large Family Room, Utility with Guest Cloakroom off, Landing, 4 Double Bedrooms (2 with En-Suite) and superb refitted House Bathroom also including shower.

OVERALL, THIS IS A GENEROUS SIZE FAMILY HOME IN A GREAT LOCATION – VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor there is a Porch Entrance with composite double glazed door, tiled floor, recessed ceiling lights, vertical radiator and door opening to the through Reception Hall having engineered oak floor, feature oak staircase to 1st Floor with glass balustrade, grey vertical radiator, recessed ceiling lights, window to Porch, store below stairs, further Store and doors leading off.

There is a good size Lounge having recessed fireplace with hearth, beam over and Contura log burner, engineered oak floor, grey vertical radiator and large front window. Glazed doors lead to the refitted Dining Kitchen with Dining Area having engineered oak floor, rear bi-fold doors and opens to the Kitchen having a range of cream shaker style wall/base cupboards, contrasting granite worktops and upstands, inset sink and mixer tap, 2 Neff slide and hide ovens, Neff induction hob with cooker hood over, integrated dishwasher, breakfast bar, tall cupboard, engineered oak floor, rear window, grey vertical radiator, recessed ceiling lights, glazed door to Hall and door to Family Room.

The Family Room is a generous size with engineered oak floor, side window, grey horizontal and vertical radiator, 2 Velux double glazed roof windows, rear window and side doors to Garden. A door leads off to the Utility Room with tiled floor, worktop, grey vertical radiator, door to Garage (Store) and door to Guest Cloakroom with white wc, basin with vanity cupboard and open storage below, tiled splash back, grey horizontal radiator, side window and tiled floor. The Garage (Store) has an up and over door, side window, strip light and power points.



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On the 1st Floor there is a split level Landing having access to loft space (with ladder and gas central heating boiler) and doors leading off to 4 Bedrooms and Bathroom.

Bedroom 1 is a good size double room, to the rear, with large window having view to the rear playing field and door access to the En-Suite having a white suite with tiled shower cubicle having bi-fold door and waterfall shower, wc, basin with tiled splash back, chrome ladder radiator, rear window and recessed ceiling lights.

Bedroom 2 also has views to the rear and recessed ceiling lights to part, with its own En-Suite having a white suite with tiled shower cubicle having sliding screen door, Mira shower, wc, basin with vanity cupboard, tiled walls, window, tiled floor, ladder radiator and recessed ceiling lights.

Bedroom 3 & 4 are also double size rooms, located to the front.

The main House Bathroom is also a generous size and has been refitted to include a white suite with feature bath, wide basin with vanity cupboard below, large tiled shower cubicle with sliding screen door and waterfall shower, wc, tiled walls & floor, chrome ladder radiator, window and recessed ceiling lights.

Outside, there is sloping lawned fore garden and tarmac driveway providing off road parking and Rear Garden with west facing aspect having paved patio area, split level lawn, gate and side access to front.

Tenure: Freehold

Council Tax Band: F with improvement indicator

Agents Note: We are advised that an Indemnity Policy will be put in place by the Vendor to cover the non signed off build over Agreement regarding the drain below the Family Room.



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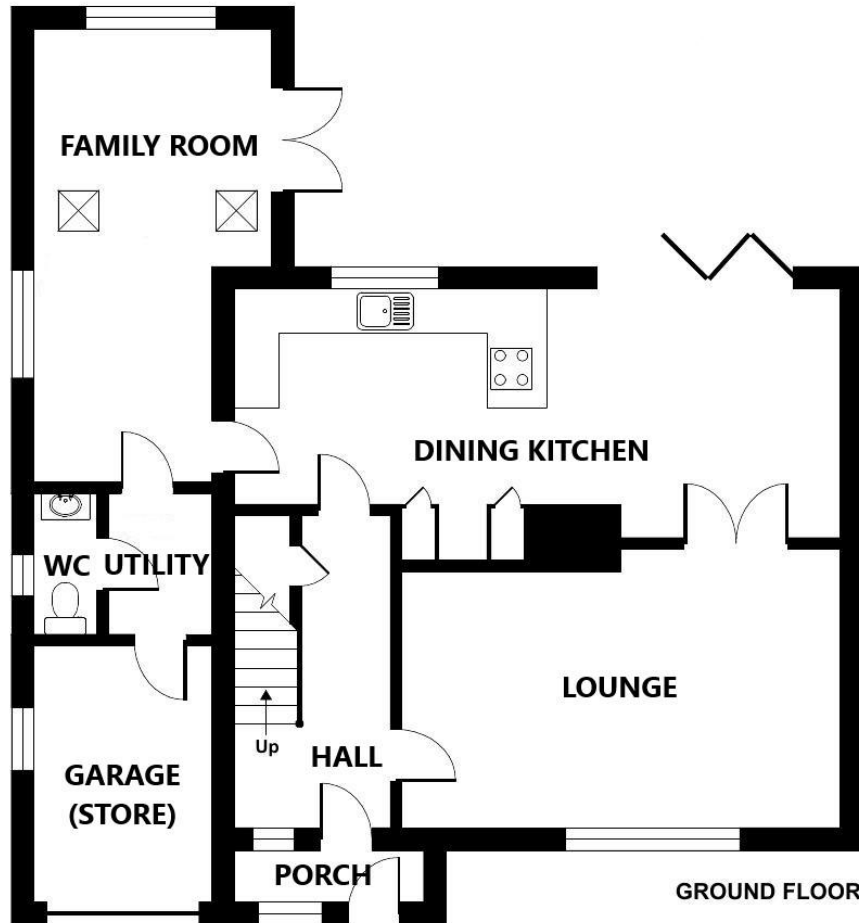
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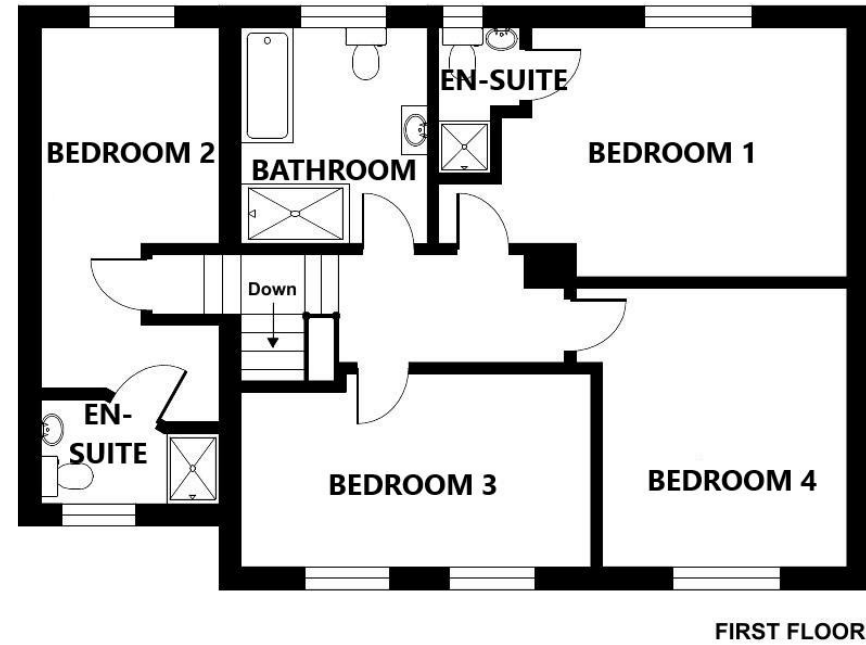


FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Porch
 Reception Hall
 Lounge: 19'7" x 12'3" (5.99m x 3.73m)
 Dining Kitchen: 27' x 11'8" max (8.24m x 3.56m)
 Family Room: 20'4" x 11'5" max (6.21m x 3.49m)
 Utility: 6'3" x 4'9" (1.91m x 1.46m)
 Guest Cloakroom
 Landing
 Bedroom 1: 15'4" x 11' (4.68m x 3.37m)
 En-Suite: 6'9" x 3'8" (2.08m x 1.12m)
 Bedroom 2: 16'1" max x 8'1" max (4.92m x 2.46m)
 En-Suite: 7'11" x 4'8" (2.43m x 1.43m)
 Bedroom 3: 15'8" x 8'8" (4.79m x 2.66m)
 Bedroom 4: 12'5" x 11' (3.79m x 3.37m)
 House Bathroom: 9'8" x 8'4" (2.96m x 2.56m)
 Garage (Store): 12'3" x 8'3" (3.75m x 2.52m)





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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