



Oak Lodge, Little Oaks Drive, Stourbridge DY7 5QQ

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Commanding a prominent position set behind electric gates on the prestigious Little Oaks Drive, this four bedroom detached family home which is offered with no upward chain, is located on the countryside fringes of Lawnswood. To the ground floor the property comprises: porch, entrance hall, ground floor cloakroom, open plan kitchen dining room, L shaped lounge with patio doors leading to the rear garden, separate utility room, sitting room, conservatory with access to the rear garden and a swimming pool with patio doors leading to the rear garden. To the first floor there is a master bedroom with balcony, dressing room and en suite, three further bedrooms and a family bathroom. Overlooking fields to the rear with uninterrupted views, the garden has a decked area with steps leading to two lawn areas with shrub borders, there is also paved side access to both sides providing access to the front of the property which has an expansive driveway and a triple garage. The property is well positioned within a short distance of Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers, it is also a short distance of lovely countryside walks. Further benefits include being within the catchment for the sought after primary and secondary schools, whilst there are great transport links including train stations in Stourbridge, Wolverhampton & Kidderminster providing direct access into Birmingham City.





Front Of The Property

Situated behind electric gates the property has an expansive driveway with paved access to both sides of the property, double glazed door to the porch and access to the triple garage.

Porch

With a double glazed door to front and double doors to entrance hall.

Entrance Hall

With double doors from the porch, storage cupboard, stairs to the first floor landing, doors to rooms and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, double glazed window to front, part tiled walls and a central heating radiator.

Lounge

22'11" x 17'0"

With a door leading from the entrance hall, and further door to pool, electric fire with decorative surround, double glazed doors to rear, double glazed window to front, useful recess for office space and two central heating radiators.

Swimming Pool

20'11" x 20'8"

With a door leading from the lounge, double glazed doors to the garden, double glazed windows to front, rear and side, tiled floor and two central heating radiators.

Kitchen Dining Room

25'11" x 14'5"

With a door leading from the entrance hall and a further door to the utility, this open plan kitchen dining room is fitted with a range of wall and base units, granite work surfaces, one and half sink and drainer, space for range cooker, integrated fridge, tiled floor, double glazed window to rear, double glazed doors to rear and two central heating radiator.



Utility Room

With a door leading from the kitchen diner and to the sitting room, stainless steel sink, space for appliances, double glazed door to conservatory and a central heating radiator.

Conservatory

With a double glazed door from the utility, tiled floor, door to the rear garden and a central heating radiator.

Sitting Room

16'0" x 14'9"

With a door leading from the utility room, double glazed window to front, storage cupboard housing boiler, further built in storage and a central heating radiator.

Landing

With stairs from the entrance hall, doors to rooms, double glazed window to side, tiled floor and a cupboard housing water tank.

Bedroom One

16'0" x 13'9"

With a door leading from the landing, opening to dressing area, double glazed sliding door to balcony, laminate floor and a central heating radiator.

Dressing Area

Opening from bedroom one, loft access, wardrobes, laminate floor, double glazed window to side and door to en suite.

En Suite

With a door leading from the dressing area, corner bath, double shower cubicle, WC, wash hand basin, two double glazed windows to rear, part tiled walls, tiled floor and a central heating radiator.



Bedroom Two

12'1" x 10'5"

With a door leading from the landing, double glazed sliding door to balcony, fitted wardrobes, laminate floor and a central heating radiator.

Bedroom Three

12'1" x 10'5"

With a door leading from the landing, double glazed window to rear, fitted wardrobes, laminate floor and a central heating radiator.

Bedroom Four

13'5" x 11'9"

With a door leading from the landing, double glazed windows to front and rear, storage cupboard and two central heating radiators.

Bathroom

With a door leading from the landing, corner bath, WC, wash hand basin, bidet, shower cubicle, part tiled walls, tiled floor and a central heating radiator.

Garden

With double glazed doors from the lounge, kitchen and swimming pool, this private rear garden has stunning uninterrupted views overlooking fields, the garden has a decked area with steps leading to two lawn areas with shrub borders, there is paved access to both sides of the property leading to the driveway and a further double glazed door leading to the rear lobby.

Garage

27'6" x 18'0"

With three sets of doors leading from the driveway.

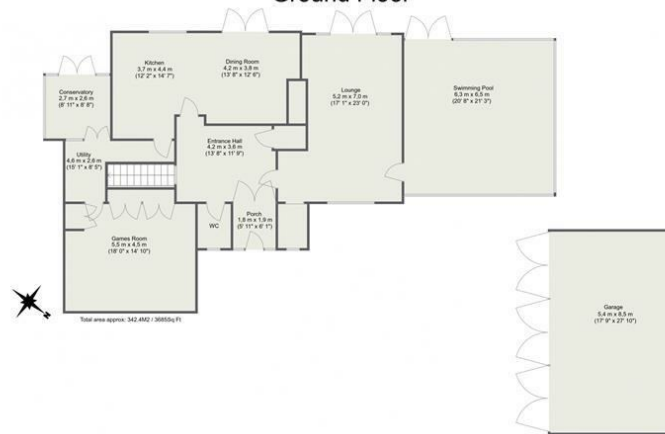
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



Oak Lodge
First Floor



Ground Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>





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