



Lane Green Coppice, Six Ashes, WV15 6ER

HUNTERS
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Offered with no upward chain and set within approximately 7.2 acres and entirely concealed by well established woodlands, Lane Green Coppice which was built by the current owners in 1978, offers potential new owners a peaceful haven with fantastic living accommodation set over two floors. To the ground floor the property itself comprises: reception hall, cloakroom, spacious lounge with log burner, dining room, kitchen breakfast room, study, utility room, bedroom one with en suite, two further double bedrooms, bathroom, double garage, lobby, further WC and a workshop. To the first floor there is a landing, three further bedrooms, bathroom and potential for an office. Accessed via gates and a private driveway to the property opens up to a sizeable gravelled driveway. The rear garden has a large lawn area with various fruit trees and garden pond, the property is surrounded by well established woodland providing an abundance of space for wildlife to thrive. Situated within the plot is an outbuilding which provides potential to create a separate dwelling subject to planning permission. Situated in the tranquil village of Six Ashes, this house offers a serene environment away from the hustle and bustle of every day life, the surrounding area boasts stunning natural beauty, perfect for those who enjoy outdoor activities and scenic walks. The picturesque market towns of Bridgnorth & Bewdley are within easy reach, whilst Wolverhampton, Kidderminster & Stourbridge all offer great transport links into Birmingham & London.





Front Of The Property

Accessed via private gates and lined with trees which opens up to a spacious gravelled driveway with access to the double garage, opening to the storm porch with further access to the reception hall. Well established mature shrub borders surround the driveway with further access to the rear lawn and woodland.

Entrance Hall

With a door leading from the storm porch, doors to various rooms, stairs to the first floor landing and two radiators.

Cloakroom

With a door from the entrance hall, WC, wash hand basin, window to side, tiled floor, part tiled walls and a radiator.

Lounge

22'3" x 18'8"

With a door from the entrance hall this spacious lounge has a log burner with brick surround, window to rear, doors to the kitchen and dining room and a radiator.

Dining Room

13'1" x 10'2"

With doors from the lounge and kitchen, gas fire, window to rear and a radiator.

Kitchen

15'5" x 11'1"

With a door from the entrance hall, fitted with wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, double electric oven, electric hob with extractor fan, integrated fridge, tiled floor, breakfast bar, window to rear and doors to the utility room and dining room.

Utility Room

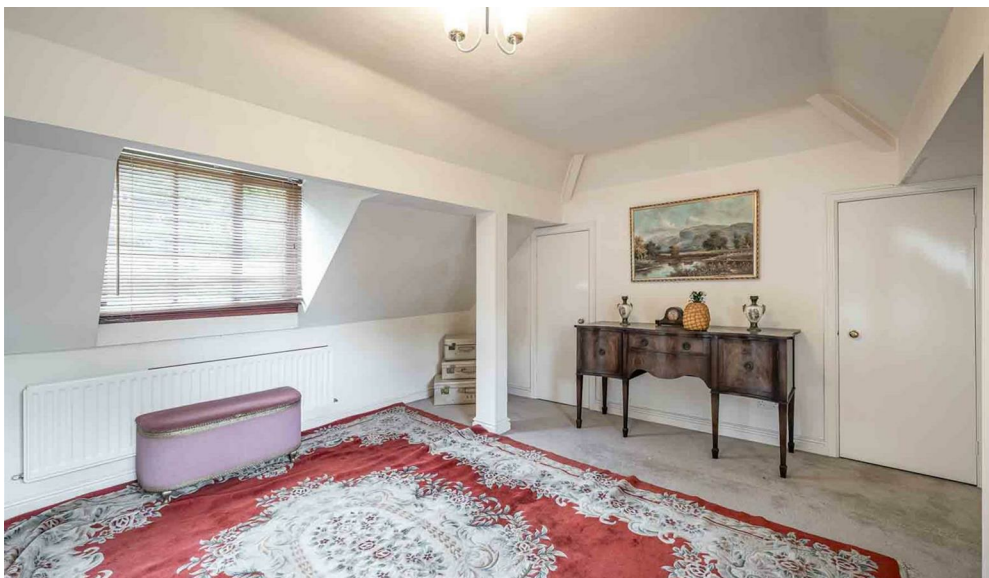
11'1" x 5'10"

With a door from the kitchen and further door to the double garage, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, window to rear, plumbing for washing machine, space for tumble dryer, tiled floor and a radiator.

Double Garage

15'5" x 17'4"

With an up and over door leading from the driveway, window to front, doors to utility and lobby.



Lobby

6'10" x 2'7"

With a door from the double garage, tiled floor, doors to the garden, workshop and WC.

WC

With a door from the lobby, WC, wash hand basin, tiled floor and window to rear.

Workshop

9'6" x 6'10"

With a door from the lobby, fitted wall and base cupboards, window to rear and tiled floor.

Study

10'2" x 9'6"

With a door from the entrance hall, window to rear and a radiator.

Bathroom

With a door from the entrance hall, roll top bath, shower cubicle, WC, wash hand basin, windows to front and side, window to front and a radiator.

Bedroom Three

With a door from the entrance hall, window to front and a radiator.

Bedroom Two

14'1" x 11'5"

With a door from the entrance hall, windows to front and side, fitted wardrobes and a radiator.

Bedroom One

15'1" x 10'2"

With a door from the entrance hall and to the en suite, window to rear, fitted wardrobes and a radiator.

En Suite

With a door from bedroom one, shower cubicle, WC, wash hand basin, bidet, tiled walls, window to rear and a radiator.



Landing

With stairs from the entrance hall, eaves storage with potential to create another office and doors to rooms.

Bedroom Six

11'9" x 8'10"

With a door from the landing, window to front and a radiator.

Bedroom Four

17'0" x 16'4"

With a door from the landing, windows to front and rear, useful storage and a radiator.

Bedroom Five

16'8" x 14'1"

With a door from the landing, windows to front and rear, useful storage and a radiator.

Bathroom

With a door from the landing, bath, shower cubicle, window to front, WC, wash hand basin, part tiled walls and a radiator.

Garden

The rear garden has a large lawn area with various fruit trees and garden pond, the property is surrounded by well established woodland providing an abundance of space for wildlife to thrive. Situated within the grounds is an outbuilding which provides potential for a separate dwelling subject to planning permission.

Services

There is mains gas within the plot which isn't currently connected to the property. An oil tank previously serviced the boiler and radiators which is now redundant. There is a tank in the loft for the hot water and the current owner has gas bottles which are used for the dining room fire. The property also has a Septic Tank within the grounds.

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.

GROUND FLOOR
2060 sq.ft. (191.4 sq.m.) approx.

1ST FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 3222 sq.ft. (299.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
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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