



Himley Lane, Himley DY3 4LN

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## Himley Lane, Himley DY3 4LN

Situated on a generous sized plot within this sought after Himley address, this detached family home has been expensively appointed throughout to offer a nice blend of spacious living accommodation, good sized bedrooms and a fabulous rear garden. The property in brief comprises: entrance hall, ground floor cloakroom, impressive lounge with log burning stove, dining room with patio doors leading to the rear garden, modern fitted kitchen breakfast room, separate useful utility, landing, master bedroom with en suite shower room, three further bedrooms and a stunning family bathroom. To the rear of the property is a well maintained and fully landscaped rear garden with bi folding doors leading to a lovely garden room, the property has a paved driveway at the front, together with electric gates to the rear leading to a further driveway and garage. Located on the doorstep of open countryside, this stunning family home is conveniently positioned close to Wall Heath Village and Himley Hall and park, slightly further are Stourbridge and Wolverhampton which both have fantastic transport links into Birmingham.





#### **Front of the Property**

To the front of the property there is a paved driveway with front lawn which is bordered with chipping stones and shrubs, the paved area leads round to the front of the property giving access to the entrance hall and gated side access. To the rear of the property are electric gates leading to a further paved driveway and access to the garage.

#### **Entrance Hall**

With a double glazed composite door leading from the front of the property, stairs to the first floor, doors to various rooms, useful storage cupboard, karndean flooring, recessed spotlights and a central heating radiator.

#### **Lounge**

21'11" x 12'9"

With a door leading from the hall this impressive lounge which has decorating panelling has a double glazed window to the front with fitted seat, log burning stove, two double glazed windows to the side and a central heating radiator.

#### **Dining Room**

11'5" x 12'1"

With a door leading from the hall, double glazed patio doors to the rear garden, decorative panelling, karndean flooring and a central heating radiator.

#### **Kitchen Breakfast Room**

With a door leading from the entrance hall this modern kitchen breakfast room is fitted with a range of shaker style, soft close wall and base units, quartz work surfaces with matching up stands, one and a half sink and drainer, integrated fridge, freezer, dishwasher and wine cooler, range cooker with extractor over, karndean flooring, recessed spotlights, double glazed window to the side, door to the utility room and a central heating radiator.

#### **Utility Room**

With a door leading from the kitchen, this utility is fitted with a range of cupboards, work surface, belfast sink, cupboard housing boiler, plumbing for washing machine, double glazed doors to the front and rear, karndean flooring and four double glazed windows.



#### **Cloakroom**

With a door leading from the hall, WC, wash hand basin, double glazed window to the rear, recessed spotlights, karndean flooring and a central heating radiator.

#### **Landing**

With stairs leading from the entrance hall, double glazed window to the front, doors to various rooms, airing cupboard, loft access, recessed spotlights and a central heating radiator.

#### **Bedroom One**

14'1" x 11'5"

With a door leading from the landing, decorative panelling, double glazed window to the side, door to the en suite and a central heating radiator.

#### **En Suite**

With a door leading from bedroom one this modern en suite has a shower cubicle, WC, wash hand basin, tiled flooring, recessed spotlights, double glazed window to the side, heated towel rail and an extractor fan.

#### **Bedroom Two**

13'1" x 12'1"

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

#### **Bedroom Three**

11'1" x 9'10"

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



**Bedroom Four**

10'9" x 6'6"

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

**Bathroom**

With a door leading from the landing this stunning family bathroom has a walk in shower with waterfall shower head and separate shower attached, free standing bath with shower attachment, WC, wash hand basin, heated towel rail, fully tiled walls and flooring, recessed spotlights, double glazed window to the rear and an extractor fan.

**Garden Room**

16'4" x 7'10"

With bi folding doors leading from the garden room this versatile room which is currently used as a playroom/gym has karndean flooring, recessed spotlights and an electric radiator.

**Garage**

17'0" x 8'10"

With an up and over door, double glazed window to the rear, power and lighting.

**Garden**

With access from the dining room, this beautifully maintained and fully landscaped rear garden has a composite decked area with steps leading to artificial lawn, there are bi fold doors leading to the garden room, gated side access and a further door leading to the utility room.

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.



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) <b>A</b>	80
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
67	80
Not energy efficient - higher running costs	
<small>EU Directive 2002/91/EC</small>	
<small>England &amp; Wales</small>	

**Viewing Arrangements**

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

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