



Blundies Lane, Enville, Stourbridge, DY7 5HU

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## Blundies Lane, Enville, Stourbridge, DY7 5HU

This charming three bedroom detached bungalow is located in the picturesque Enville village on Blundies Lane. Upon approach is a large tarmac driveway leading to garage, providing ample off road parking, and in brief the property comprises: porch, entrance hall, spacious open plan lounge/dining room, kitchen/breakfast room with integrated appliances, three evenly proportioned bedrooms all with fitted wardrobes, a family bathroom and cloakroom. This property also benefits from being offered with no upward chain. One of the highlights of this property is the far-reaching views that can be enjoyed from the rear, providing a sense of tranquillity and peace. Enville village is surrounded by a close-knit community and amenities you need within easy reach such as independent shops, pubs and eateries. The fact that this property comes with no upward chain means you can move in and start enjoying your new home right away.





### **Front Of The Property**

To the front of the property there is a large tarmac driveway leading to car port and garage, with mature shrub borders to side and a double glazed door leading to porch.

### **Porch**

With a double glazed door leading from the front of the property, tiled flooring and double glazed door to entrance hall.

### **Entrance Hall**

With a double glazed door from the entrance porch, doors to various rooms, built in storage cupboard and two central heating radiators.

### **Open Plan Lounge/Dining Room**

#### **Dining Area**

11'11" 8'3"

With a door leading from the entrance hall, double glazed window to side, space for dining table, oak wood flooring and steps leading down to the lounge.

#### **Lounge**

21'10" x 12'2"

With steps leading down from the dining area, gas fireplace with decorative surround, wall lights, double glazed windows to side and rear, double glazed french doors to rear and two central heating radiators.



### **Kitchen/Breakfast room**

21'9" x 9'7"

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces over with tiled splash back, stainless steel sink and drainer, integrated double oven, gas hob with extractor above, integrated fridges, integrated freezer, integrated dishwasher, two skylight windows, double glazed window to rear with open field views, double glazed door to rear garden and a central heating radiator.

### **Rear Hall**

With a door leading from the kitchen, double glazed door to front, door to built in storage cupboard and door to garage.

### **Cloakroom**

With a door leading from the entrance hall, W/C, wash hand basin, part tiled walls, shaver point, double glazed window to side and a central heating radiator.

### **Bedroom One**

15'1" x 11'9"

With a door leading from the entrance hall, built in wardrobes, double glazed bow window to front and a central heating radiator.

### **Bedroom Two**

11'3" x 9'7"

With a door leading from the entrance hall, built in wardrobes, double glazed bow window to front and a central heating radiator.



### **Bedroom Three**

12'1" x 8'0"

With a door leading from the entrance hall, built in wardrobes, double glazed window to side and a central heating radiator.

### **Bathroom**

With a door leading from the entrance hall, bath with separate shower cubicle, W/C, wash hand basin, fully tiled walls, double glazed window to side, extractor fan, loft access and a chrome heated towel rail.

### **Garage**

29'6" x 9'8" min

With a garage door to front, power and light, door leading to rear hall, double glazed windows to rear and a door leading to the rear garden.

### **Garden**

With double glazed french doors leading from the lounge and a further double glazed door from the kitchen leading to a large patio area, mature raised shrub borders, lawn beyond, far reaching open field views to rear, garden shed, outdoor lighting, outside tap and gated side access 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.

GROUND FLOOR



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			78
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(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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