



Glebelands, Bobbington DY7 5DL

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EXCLUSIVE



## Glebelands, Bobbington DY7 5DL

This charming substantial detached family home located in a cul de sac in the picturesque area of Bobbington, a small village between Wombourne and Kinver, with local golf courses, pubs, restaurants and schools nearby. The property boasts to the ground floor: two spacious reception rooms, cloakroom and a kitchen family room with space for dining and seating, perfect for entertaining guests or simply relaxing with your family. The first floor has a family bathroom, bedroom one with an en suite shower and three further double bedrooms. Completing the property is a driveway to side, detached double garage and a good size rear garden with a patio seating area and lawn beyond. Whether you are looking to host gatherings, set up a home office, or simply unwind, this impressive semi rural family abode offers endless possibilities.





### **Front Of The Property**

With a block paved driveway leading to a detached garage, path to front door and gated side access.

### **Entrance Hall**

With a double glazed door to front, doors to rooms, stairs to the first floor landing, laminate floor and a central heating radiator.

### **Cloakroom**

With a door from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, double glazed window to side and a central heating radiator.

### **Lounge**

18'0" x 11'9"

With a door from the entrance hall, double glazed bay window to front, log burning stove, slate hearth and wooden mantle, wall lights and double doors to dining/games room.

### **Dining/Games Room**

10'5" x 9'10"

With double doors from the lounge, double glazed patio doors to rear garden and a central heating radiator.



### **Kitchen Family Room**

13'5" x 19'0"

With a door from the entrance hall, fitted wall and base units, quartz work surfaces with tiled splashback, Belfast sink, integrated double oven, induction hob, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, space for tumble dryer, recessed spotlights, double glazed window to rear, opening onto a spacious dining area with double glazed bay window to front, two double glazed windows to side, double glazed door to rear and a central heating radiator.

### **Landing**

With stairs from the entrance hall, doors to rooms and airing cupboard housing hot water tank.

### **Bedroom One**

10'4" x 17'2"

With a door from the landing and to the en suite, fitted wardrobes and matching dressing table, two double glazed windows to front and a central heating radiator.

### **En Suite**

With a door from bedroom one, shower cubicle, wash hand basin set into vanity unit, recessed spotlights, extractor fan, double glazed window to side and a chrome heated towel rail.



**Bedroom Two**

13'2" x 9'9"

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

**Bedroom Three**

10'6" x 9'3"

With a door from the landing, double glazed windows to rear, built in storage, loft access and a central heating radiator.

**Bedroom Four**

7'5" x 18'2"

With a door from the landing, double glazed windows to front and side, built in wardrobes and a central heating radiator.

**Bathroom**

With a door from the landing, bath with shower over, fitted glass shower screen, WC, wash hand basin, recessed spotlights, extractor fan, tiled floor and a central heating radiator.

**Garden**

With access from the dining room and kitchen family room to a patio with wooden pagoda, steps down to lawn, outdoor lighting and outside tap, lawn beyond and access to a detached garage.

**Double Garage**

With a garage door to front and a door to rear garden.

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GROUND FLOOR

1ST FLOOR



1 GLEBELANDS, DY7 5DL

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(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>	
Not energy efficient - higher running costs	
Current: <b>57</b>	Potential: <b>72</b>

England & Wales E.U. 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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