



Lynwood Avenue, Wall Heath DY6 9AL

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EXCLUSIVE





## Lynwood Avenue, Wall Heath DY6 9AL

Hunters Exclusive are delighted to present this three bedroom detached traditional home, occupying a generous corner position located in the heart of Wall Heath Village, within walking distance to a range of local amenities. In brief the property comprises of; welcoming entrance hall, spacious lounge with bay window, dining room, cloakroom, modern fitted kitchen with island and integrated appliances, and spacious conservatory providing access to the garden. The upstairs accommodation offers a bright gallery landing with main bedroom, a further two generous size bedrooms with eaves storage and a modern family bathroom. With a block paved driveway to front offering ample off road parking, garage and a wrap around garden with multiple patio and seating areas. The property boasts a wealth of original features as well as great potential to be developed for growing families subject to the usual consents.







### **Front of the Property**

With a block paved driveway to front leading to garage, mature shrub borders, electric car charging point, door to front and gated side access.

### **Entrance Hall**

With a double glazed door to front with a feature stained glass window, storage cupboard, doors leading to various rooms, stairs leading to the first floor landing and a central heating radiator.

### **Dining Room**

14'6" x 12'3" max

With a door leading from the entrance hall, feature stained glass windows to side, gas fire with marble surround and wooden mantle, double glazed bay window to front and a central heating radiator.

### **Cloakroom**

With a door leading from the entrance hall, W/C, wash hand basin set into vanity unit with tiled splashback, double glazed window to rear and a central heating radiator.

### **Lounge**

17'3" into bay x 11'9" max

With a door leading from the entrance hall, double glazed door leading to conservatory, gas fire with decorative surround and wooden mantle, double glazed bay window to front and a central heating radiator.

### **Kitchen**

14'3" x 12'0"

With a door leading from the entrance hall, range of fitted wall and base units, work surfaces over with matching upstands, centre island, integrated oven with induction hob and extractor fan above, integrated fridge, freezer



and dishwasher, one and a half bowl sink and drainer, double glazed window to side and rear, door leading to conservatory, recessed spotlights and a central heating radiator.

### **Conservatory**

20'8" x 11'8"

With a door leading from the kitchen, and further double glazed door from the lounge, surrounding double glazed windows with blinds, tiled floor, ceiling light and fan, door to storage cupboard, double glazed french doors to garden, a further double glazed door to side and two central heating radiators.

### **Landing**

With stairs leading from the entrance hall, double glazed window to front and doors leading to various rooms.



### **Bedroom One**

13'11" x 10'11"

With a door leading from the landing, fitted wardrobes, double glazed windows to front and rear.

### **Bedroom Two**

13'8" x 9'10"

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

### **Bedroom Three**

10'0" x 9'11" max

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





### **Bathroom**

With a door leading from the landing, W/C and wash hand basin set into vanity unit, bath with shower over, tiled walls and floor, extractor fan, double glazed window to rear, recessed spotlights and a chrome heated towel rail.

### **Garden**

With double glazed french doors leading from the conservatory to a patio with steps leading down to lawn area, decking area, further patio area with steps leading to further lawn with mature shrub borders, having access to the garage, garden shed and gated side access.

### **Garage**

18'8" x 8'5"

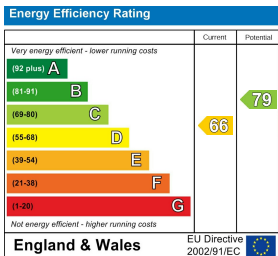
With an up and over door to front, doors to front and rear, window to side, power and light.

GROUND FLOOR

1ST 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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**Viewing Arrangements**

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

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