





# Richmond Park, Wall Heath, DY6 9AA

Occupying a commanding position within this premier Kingswinford address and offering a rare opportunity to purchase a property in this sought after cul-de-sac 'Richmond Park' has been extensively extended and expensively appointed to offer fantastic living accommodation together with four double bedrooms. Standing within a spacious 'double plot' the property is approached via an expansive driveway with ample space to the side of the property with gated access to the rear garden, access to the double garage and opening to a lovely welcoming storm porch. To the ground floor the property comprises: entrance hall with solid wood flooring, bay fronted dining room with gas fire space, impressive lounge with log burner and bi folding doors leading to the rear garden, stunning open plan kitchen dining room with bi folding doors leading to the rear garden, useful utility room and ground floor shower room. To the first floor are four double bedrooms, two modern fitted en suites, modern fitted family bathroom and ample boarded loft space. To the rear of the property is a wonderfully maintained private rear garden which backs onto the allotments, there is a private patio area with lawn to the side, mature trees and shrubs, garden pond, summerhouse and shed. This stunning home has oak doors, skirting and architraves throughout the property. This gorgeous family home further benefits from being within walking distance of Wall Heath village which boasts an array of amenities including, shops, bakeries, pubs and restaurants, whilst also being within the catchment area of sought after Primary & Secondary schools.











## **Front Of The Property**

To the front of the property is an expansive tarmacadam driveway with paved border, opening to the storm porch with oak door leading to the entrance hall, shrub borders, access to a useful log store and gated access to the garden.

#### **Entrance Hall**

With a solid oak door to front, solid wood flooring, oak staircase with stairs to the first floor landing, a central heating radiator, opening to the kitchen and double doors leading to the lounge and dining room.

# **Dining Room**

15'5" (into bay) x 13'1"

With double doors leading from the entrance hall and having a double glazed bay window to front, gas fire with decorative surround, solid wood flooring and a central heating radiator.

# Lounge

19'8" x 19'8"

With double doors leading from the entrance hall this impressive lounge has a log burner with granite hearth, brick surround and beam above, solid wood flooring, double glazed bi fold doors to the rear garden and two central heating radiators.

# **Kitchen Family Room**

21'3" x 16'8"

Opening from the entrance hall this stunning modern open plan kitchen dining room is fitted with a range of high gloss wall and base units, quartz work surfaces and glass splashback, breakfast bar, belfast sink, space for range cooker and fridge freezer, walk in pantry, integrated dishwasher, range cooker with stainless steel cooker hood, double glazed bi fold doors to the rear garden, tiled floor, two double glazed windows to side, recessed spotlights and a column central heating radiator.





# **Utility Room**

8'10" x 6'10"

Opening from the entrance hall and having fitted wall and base units, work surfaces with splashback, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, tiled floor and door to the shower room.

## **Shower Room**

With a door leading from the utility room this modern fitted wet room has a fitted shower, double glazed window to side, tiled floor and walls, WC, wash hand basin and a central heating radiator.

# **Double Garage**

17'4" x 16'8"

With an electric door to front, double glazed window to side, space for appliances, power, lighting, wall mounted boiler and a door to the kitchen.

# Landing

With stairs from the entrance hall, double glazed window to front, doors to rooms, central heating radiator, loft access with fitted ladders leading to ample board loft space and a skylight window.

## **Bedroom One**

17'0" x 17'0"

With a door from the landing and one to the en suite, double glazed window to rear and two central heating radiators.

## **En Suite**

With a door leading from the bedroom this modern fitted en suite has a wet room with waterfall shower head, WC, wash hand basin, double glazed window to side, tiled floor and walls, extractor fan and a traditional style central heating radiator and a further radiator.





### **Bedroom Two**

16'8" x 12'1"

With a door from the landing and one to the en suite, double glazed window to front, and a central heating radiator.

#### **En Suite**

With a door leading from the bedroom this modern fitted en suite has a walk in shower cubicle, WC, wash hand basin, double glazed window to side, tiled floor and walls, extractor fan and a central heating radiator.

#### **Bedroom Three**

13'1" x 15'5" (into bay)

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

### **Bedroom Four**

17'4" x 10'2"

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

#### **Bathroom**

With a door leading from the landing this modern fitted family bathroom has a bath, WC, wash hand basin, tiled floor and walls, double glazed window to rear and a chrome heated towel rail.

#### Garden

To the rear of the property is a wonderfully maintained private rear garden which backs onto the allotments, accessed via bi folding doors from the lounge and kitchen leading to a private patio area with lawn to the side, mature trees and shrubs, garden pond, summerhouse and garden shed. There is also useful log stores, gated access to the rear to allotments, gated access to the side of the property and a door leading to a garden store.

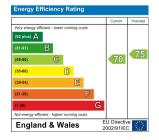
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GROUND FLOOR 1ST FLOOR



16 RICHMOND PARK, DY6 9AA

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# **Viewing Arrangements**

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



