



Richmond Park, Wall Heath, DY6 9AA

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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.

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.



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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		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(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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