



Appleton Avenue, Stourbridge DY8 2JZ

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## Appleton Avenue, Stourbridge DY8 2JZ

Positioned on a substantial plot in a highly desirable and private cul de sac location, is this spacious five bedroom detached family home. Boasting a premium central address close to Oldswinford, the property is conveniently situated within close to an abundance of bus routes, schooling and nearby amenities. As well as being located nearby Stourbridge Golf Club and the ever popular Mary Stevens Park. Along with size, one of the stand out benefits of the property is its fantastic location with its position being ideal for commuters with access to Stourbridge Junction and the surrounding road network with excellent links to the motorway. Upon approach prospective purchasers are welcomed by a generous size driveway providing ample parking and a garage. Continuing through the welcoming reception hall in brief the accommodation comprises of: lounge with log burning stove, cloakroom, modern open plan kitchen family room with breakfast bar, feature island and double glazed french doors to the rear garden, a separate utility and snug/home office. The first floor has an impressive master bedroom with walk in wardrobe and spacious contemporary en suite, four further good size bedrooms and a stylish house bathroom. Completing the property is an impressive landscaped rear garden with a wrap around block paved patio, lawn with mature shrub borders, pagoda with seating area and a summerhouse.





### **Front Of The Property**

With a tarmac driveway leading to garage and gated side access to both sides.

### **Reception Hall**

With a double glazed door to front, doors to rooms, oak floor, oak staircase with glass balustrade, under stairs storage cupboard and a central heating radiator.

### **Cloakroom**

With a door from the reception hall, WC, wash hand basin, part tiled walls, oak floor, double glazed window to front and a central heating radiator.

### **Lounge**

21'0" x 11'10"

With double oak doors from the reception hall, double glazed windows to front and rear, feature log burning stove with oak surround, wall lights and two central heating radiators.

### **Kitchen Dining Room**

17'4" x 18'9"

With double oak doors from the reception hall, fitted with modern wall and base units, quartz work surfaces with double inset sink, double oven, built in microwave, five ring gas hob, stainless steel cooker hood, integrated dishwasher, integrated fridge and freezer, feature island with breakfast bar, recessed spotlights, cabinet lighting, space for dining table and a further seating area with a double glazed window to rear, two sets of double glazed french doors to the rear garden, oak floor and a central heating radiator.





### **Snug**

9'10" x 8'2"

Leading from the kitchen, snug/study area, oak floor, double glazed french doors to the rear garden and a central heating radiator.

### **Utility**

With a door from the kitchen, fitted with wall and base units for useful storage, plumbing for washing machine, space for tumble dryer, double glazed window to side, double glazed door to front and a door to the garage.

### **Landing**

With stairs from the reception hall, double glazed window to front, airing cupboard housing hot water tank, loft access and doors to various rooms.

### **Bedroom One**

11'8" x 12'2"

With a door from the landing and to the en suite, double glazed window to rear, and a central heating radiator. A further door to walk in wardrobe with fitted hanging, shelving, drawers and recessed spotlights.

### **En Suite**

With a door from bedroom one, large walk in shower cubicle, WC, wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights, extractor fan, double glazed window to rear and a central heating radiator.

### **Bedroom Two**

9'1" x 12'1"

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



#### **Bedroom Four**

8'9" x 10'0"

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

#### **Bedroom Three**

12'2" x 8'9"

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

#### **Bedroom Five**

8'9" x 8'9"

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

#### **Bathroom**

With a door from the landing, bath, separate shower cubicle, WC, wash hand basin, part tiled walls, tiled floor, recessed spotlights, extractor fan, double glazed window to rear and a chrome heated towel rail.

#### **Garage**

17'8" x 15'5"

With an electric garage door, power, light, wall mounted boiler and a door to utility.

#### **Garden**

With double glazed french doors from the kitchen diner and snug to a block paved seating area, with path leading around the lawn, mature shrub borders, summerhouse, pagoda with further seating area, outdoor lighting, outside tap and gated side access.

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.

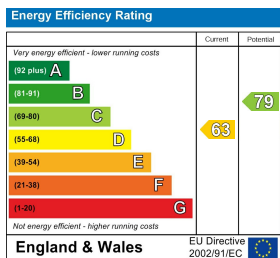
GROUND FLOOR



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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