



Alderlea Close, Stourbridge DY8 2LA

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Positioned in a private cul de sac, is this four bedroom detached family home. Boasting a premium central address close to Oldswinford, the property is conveniently situated within close to an abundance of excellent amenities and local schooling. Upon approach prospective purchasers are welcomed by a generous size driveway, EV charging point and a double garage. Continuing through the welcoming reception hall later leading to lounge, dining room, conservatory, kitchen breakfast room, a separate utility and a cloakroom/shower. The first floor has four good size bedrooms, one with en suite, and a further shower room. Outside the property is a well maintained rear garden mainly laid to lawn with a patio area. The property is well positioned nearby Stourbridge Golf and Country Club, as well as the ever popular Mary Stevens Park. The location is ideal for commuters with access to Stourbridge Junction and the surrounding road network.





Front Of The Property

With a block paved driveway leading to garage, EV charging point, gated side access to both sides and shrub borders.

Reception Hall

With a double glazed door to front, double glazed window to front with fitted internal blinds, doors to rooms, stairs to the first floor landing and a central heating radiator.

Cloakroom/Shower

With a door from the reception hall, shower cubicle, under stairs storage cupboard, WC, wash hand basin, coats storage and a central heating radiator.

Lounge

11'10" x 22'11"

With a door from the reception hall and double doors to the dining room, double glazed patio doors to rear, double glazed window to rear, log burning stove in a stone fireplace with brick hearth and two central heating radiators.

Dining Room

13'8" x 15'11"

With a door from the reception hall, double doors to lounge, gas fireplace with decorative surround, double glazed bay window to front and a central heating radiator.

Kitchen Breakfast Room

16'0" x 18'4"

With a door from the reception hall and open to the utility, double glazed doors to conservatory, fitted wall and base units, marble work surfaces with matching splashback, integrated double oven, plate warmer, gas hob, stainless steel extractor fan, space for tall fridge freezer, integrated dishwasher and wine chiller, breakfast bar, recessed spotlights and a vertical central heating radiator.



Utility

10'4" x 7'6"

Open from the kitchen, fitted with wall and base units, marble work surfaces with matching splashback, inset sink, plumbing for washing machine, space for tumble dryer, double glazed window to rear, double glazed door to side and a door to garage.

Conservatory

10'7" x 16'4"

With double glazed doors from the kitchen, centre light and fan, double glazed french doors to rear and a central heating radiator.

Landing

With stairs from the reception hall, doors to rooms and loft access.

Bedroom One

14'6" x 15'2"

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

En Suite

With a door from bedroom one, bath, separate shower cubicle, WC, wash hand basin set into vanity unit, shaver point, double glazed window to rear, built in storage cupboard and a chrome heated towel rail.

Bedroom Two

16'4" x 13'8"

With a door from the landing, double glazed windows to front and side, fitted wardrobes and dressing table, door to eaves store and a central heating radiator.



Bedroom Three

8'3" x 11'3"

With a door from the landing, fitted wardrobes, chest of drawers and dressing table, double glazed window to rear and a central heating radiator.

Bedroom Four

8'11" x 8'5"

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

Shower Room

With a door from the landing, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, built in storage cupboard, extractor fan, shaver point, double glazed skylight window to rear and a central heating radiator.

Double Garage

17'4" x 15'0"

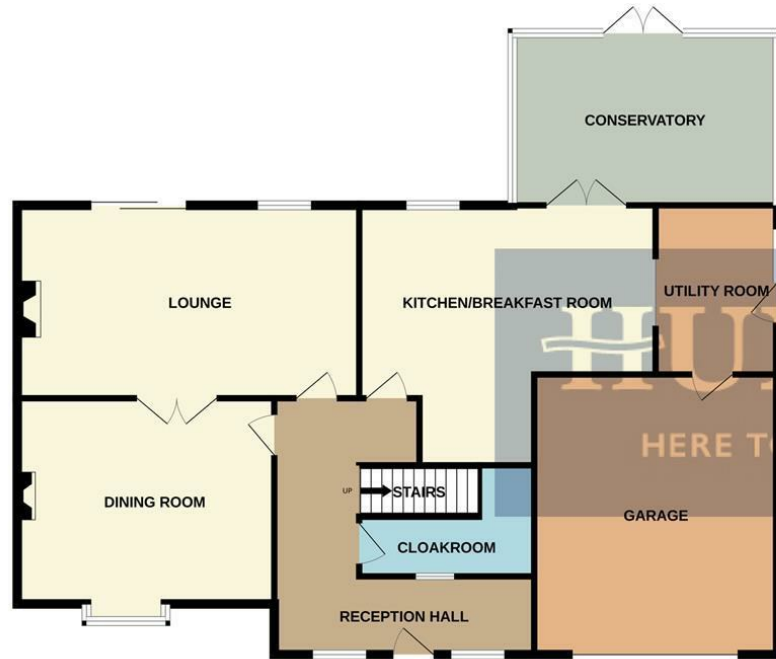
With an electric garage door to front, power, light, wall mounted boiler and a door to utility.

Garden

With access from the utility room and conservatory to a patio area, outside tap, large lawn beyond with mature shrub borders, gated side access to both sides and a garden shed to rear.

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
1434 sq.ft. (133.2 sq.m.) approx.



1ST FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 2332 sq.ft. (216.7 sq.m.) approx.

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		
(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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