



The Plough House, Plough Meadows, Trysull, WV5 7HU

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# The Plough House, Plough Meadows, Trysull, WV5 7HU

Nestled within this private development, in the picturesque village of Trysull, stands this expensively appointed and beautifully presented detached family home which benefits from a fantastic plot to both the front and rear of the property. To the ground floor the property comprises an inviting entrance hall with oak staircase and glass balustrades, re fitted ground floor WC, impressive bay fronted lounge with built in media wall, stufy/playroom, stunning open plan modern kitchen dining room with island and bi folding doors to the rear garden and a separate utility room. To the first floor and off the landing are four bedrooms, two modern fitted en suite shower rooms and a modern fitted family bathroom. To the rear of the property is a private rear garden with substantial sized lawn area, to the side of the property is a detached garage which leads round to an expansive driveway with front gardens. Located on the doorstep of open countryside, this wonderful family is also within walking distance of Trysull Village which has a sought after primary school and village hall. The area also has an array of lovely country pubs whilst also being a short distance of Wolverhampton & Stourbridge which boast an array of amenities and transport links into Birmingham and further afield.







### **Front Of The Property**

To the front of the property is an expansive driveway which is mainly block paved, up and over door to the garage, decorative chipping stones and shrubs, up and down lights, EV charging point and gated side access.

### **Entrance Hall**

With a door to front this inviting entrance hall has an oak staircase with glass balustrades, doors to rooms, stairs to the first floor landing, recessed spotlights, useful storage cupboard, tiled floor and a column style central heating radiator.

### **Lounge**

19'4" x 13'5"

With a door from the entrance hall this impressive lounge has a built in media wall with electric fire, double glazed bay window to front, recessed spotlights, double doors to the kitchen dining room and two central heating radiators.

### **Study/Playroom**

8'2" x 7'10"

With a door from the entrance hall this versatile room has a double glazed window to front and a central heating radiator.

### **WC**

With a door from the entrance hall, WC, wash hand basin, tiled floor, part tiled walls, recessed spotlights, extractor fan and a column central heating radiator.



### **Kitchen Diner**

28'6" x 10'5"

With a door from the entrance hall this stunning open plan kitchen family room is fitted with a range of shaker style, soft close wall and base units, granite work surfaces with matching up stands, double Belfast sink, double electric oven, integrated microwave, induction hob with extractor fan, integrated fridge/freezer and dishwasher, boiling tap, centre island with breakfast bar, built in cupboards, bi fold doors leading to the rear garden, recessed spotlights, double glazed door to side, door to utility, three double glazed windows to rear, tiled floor and two column central heating radiators.

### **Utility Room**

With a door from the kitchen, fitted cupboards, plumbing for washing machine, space for tumble dryer, tiled floor, double glazed window to side, granite work surfaces with matching upstands, extractor fan and recessed spotlights.

### **Landing**

With stairs from the entrance hall, loft access, recessed spotlights, airing cupboard, doors to rooms and a central heating radiator.

### **Bedroom One**

13'5" x 12'5"

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

### **En Suite**

With a door from bedroom one this modern fitted en suite has a walk in shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, double glazed window to side, shaver point, tiled floor, part tiled walls and a chrome heated towel rail.





### **Bedroom Two**

11'5" x 10'2"

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

### **En Suite**

With a door from bedroom two this modern fitted en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, double glazed window to side, shaver point, tiled floor, part tiled walls and a chrome heated towel rail.

### **Bedroom Three**

13'9" x 9'10"

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

### **Bedroom Four**

9'10" x 9'6"

With a door from the landing, double glazed window to rear and fitted wardrobes.

### **Garden**

With access from the kitchen via bi folding doors, this beautifully maintained private rear garden has a patio area with lawn beyond which has a gate leading to a further substantial lawn beyond which is bordered with shrubs, there is a path leading to the detached garage and gated side access leading to the driveway.

### **Garage**

20'4" x 10'2"

With an up and over door to front, power and light

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  
992 sq.ft. (92.1 sq.m.) approx.

1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1755 sq.ft. (163.0 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	92
(81-91) B	85
(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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