



Spring Kell House, Bridgnorth Road, Stourton, DY7 6RY



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EXCLUSIVE



# Spring Kell House, Bridgnorth Road, Stourton, DY7 6RY

*Offering immense privacy and captivating views over opposite open fields, Spring Kell House is an exceptional opportunity to acquire a prestigious five bedroom detached family residence alongside this highly admirable stretch in Stourton. Boasting a beautifully manicured landscaped rear garden backing onto private woodland, commanding frontage having envious amounts of parking complete with electric gates; this property is of substantial proportion both inside and out. Being well suited to larger families that enjoy to entertain, prospective purchasers can expect a beautiful reception hall with complimentary tiling and ornate balustrade, comfortable size lounge, generous size kitchen dining family room with space for seating and inbuilt appliances, inviting conservatory great for losing yourself in a good book, separate study, downstairs cloakroom and utility providing an essential sense of practicality with integral double garage concluding the ground floor. Moving upstairs, a bright and airy gallery landing which leads to master bedroom suite with built in wardrobes, three further double bedrooms, one with built-in wardrobes and en suite and additional single room ideal as another home office. Completing upstairs is a spacious recently refitted family bathroom. Spilling outside to the circa 200 ft rear garden which is mostly laid to sweeping lawns, mature trees providing natural screening and attractive seating areas. Additional benefits include the possibility of being able to extend the property further with previous lapsed planning above the garage, useful loft space, cctv and house alarm. The property finally boasts being conveniently situated adjacent to Wollaston and Kinver Villages with all their amenities, sought after nearby schooling, beautiful country trails towards Kinver Edge, canals and close proximity to Stourbridge Rugby Club and Enville Golf Course.*



#### Front of The Property

Beyond dwarf wall, outside lighting and electric gates opens onto an expansive chipping stone driveway with mature shrub borders and trees, further lighting, cctv, pathway leading to gated side access, electric up and over door to double garage with steps leading up to storm porch with double glazed door to reception hall.

#### Reception Hall

16'6" x 10'0"

With a double glazed door leading from the front of the property, double glazed windows either side, stairs to the first floor landing with decorative balustrade, doors to various rooms, space for seating, decorative ceiling rose and dado rail, tiled floor and a central heating radiator.

#### Lounge

14'6" x 18

With double doors leading from the reception hall, comfortable seating space for three piece suite, double glazed sliding doors and window to conservatory, ceiling rose, tiled floor and a central heating radiator.

#### Kitchen Dining Family Room

22'2" x 22'2" max

With doors leading from reception hall, fitted with a range of wall and base units, work surfaces with tiled splashback, dual ceramic sink and drainer, integrated fridges, dishwasher, space for rangemaster style cooker, double American fridge freezer, breakfast and dining table, stainless steel cooker hood, tiled floor, double glazed windows to side and rear, bi-folding double glazed doors, double glazed doors to conservatory and rear garden and two central heating radiators.

#### Study

10'8 x 10'8

With a door leading from the reception hall, space for desk, shelving and cabinets, double glazed window to front, dado rail, tiled floor and a central heating radiator.

#### WC

With a door leading from the reception hall, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, double glazed window to side and a central heating radiator.

#### Utility

9'3" x 7'6"

With a door leading from the lobby, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, tiled floor, double glazed window to side and a central heating radiator.

#### Conservatory

12'8" x 13"

With double glazed sliding doors leading from the lounge and kitchen dining family room, space for seating, double glazed windows and french doors to garden, tiled floor and ceiling light fan.

#### Gallery Landing

21'5" x 12'10"

With stairs leading from the reception hall, space for seating, doors to various rooms, decorative ceiling rose and dado rail, loft access, double glazed window to front and a central heating radiator.

#### Master Bedroom

14'3 x 13'2 including wardrobes

With a door leading from the landing, built in wardrobes, door to en suite, double glazed window to rear, ceiling rose and a central heating radiator.

#### En Suite

11'3 x 5'9 max

With a door leading from the master bedroom, WC, wash hand basin set into vanity unit, bath and separate shower cubicle, tiled walls and floor, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

#### Bedroom Two

14'6 x 10'6 including wardrobe

With doors leading from landing and en suite, built-in wardrobes, double glazed window to rear and a central heating radiator.

#### Ensuite

With a door leading from bedroom two, WC, wash hand basin set into vanity unit, shower cubicle, recessed spotlights and a chrome central heating towel rail.

#### Bedroom Three

10'0" x 10'6"

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

#### Bedroom Four

10'5 x 10'10

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

#### Bedroom Five

6'11" x 8'5"

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

#### Bathroom

11'4 x 6'9

With a door leading from the landing, bath with shower over, separate shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, recessed spotlights, tiled walls, double glazed window to rear and a chrome heated towel rail.

#### Double Garage

16'1" x 17'7"

With a door and stairs leading from the lobby, sectionalised up and over door, wall mounted central heating boiler, light, power and double glazed window to front.

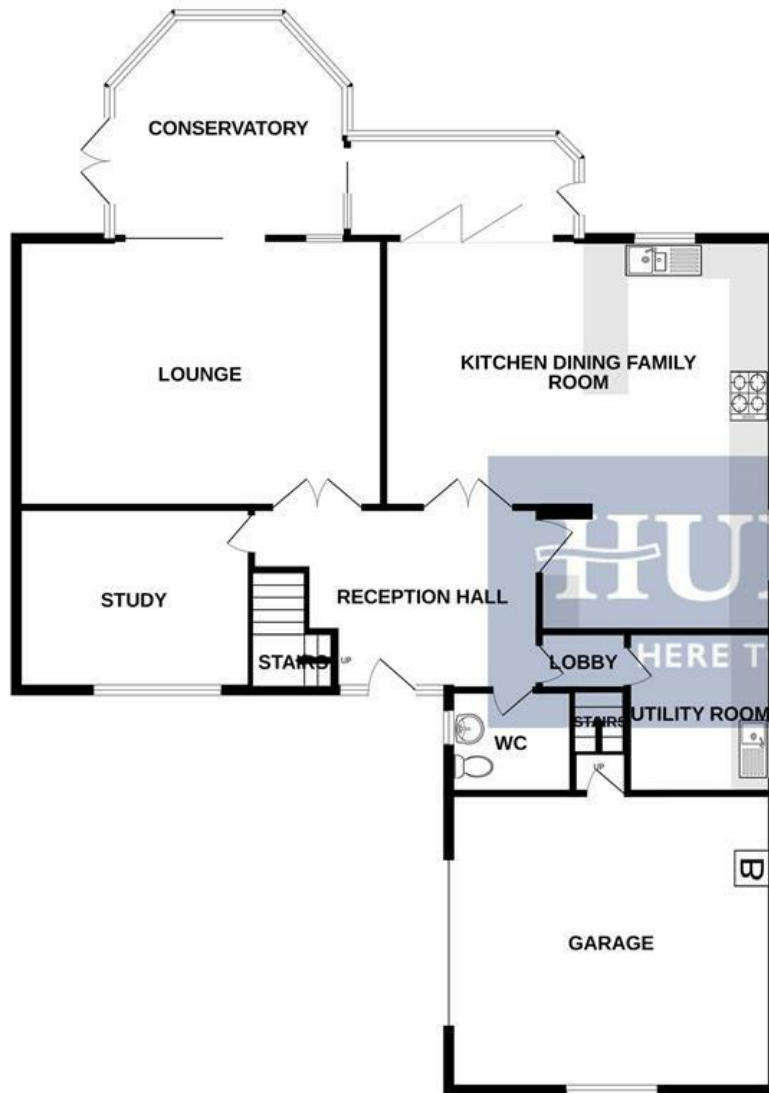
#### Garden

With access from conservatory or kitchen family room, to a patio area with gated side access, outside tap, mature shrub borders and trees, dwarf wall, steps leading up to a well maintained lawn, further patio seating area and Yardmaster 12' x 10' metal garden shed.

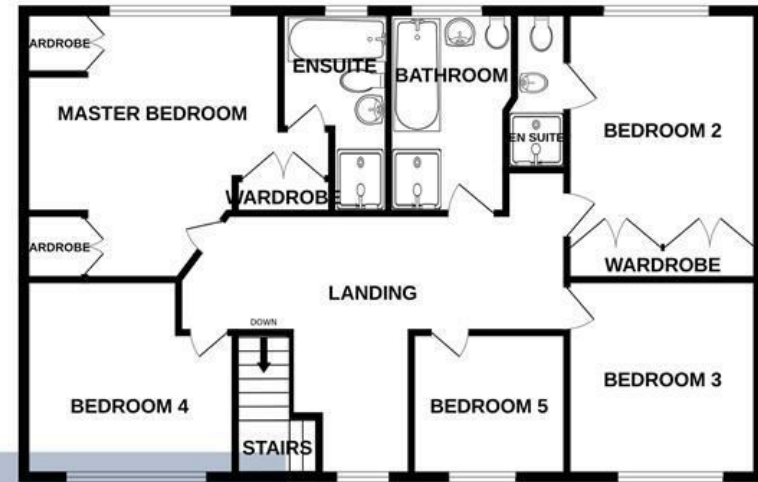




GROUND FLOOR  
1606 sq.ft. (149.2 sq.m.) approx.



1ST FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



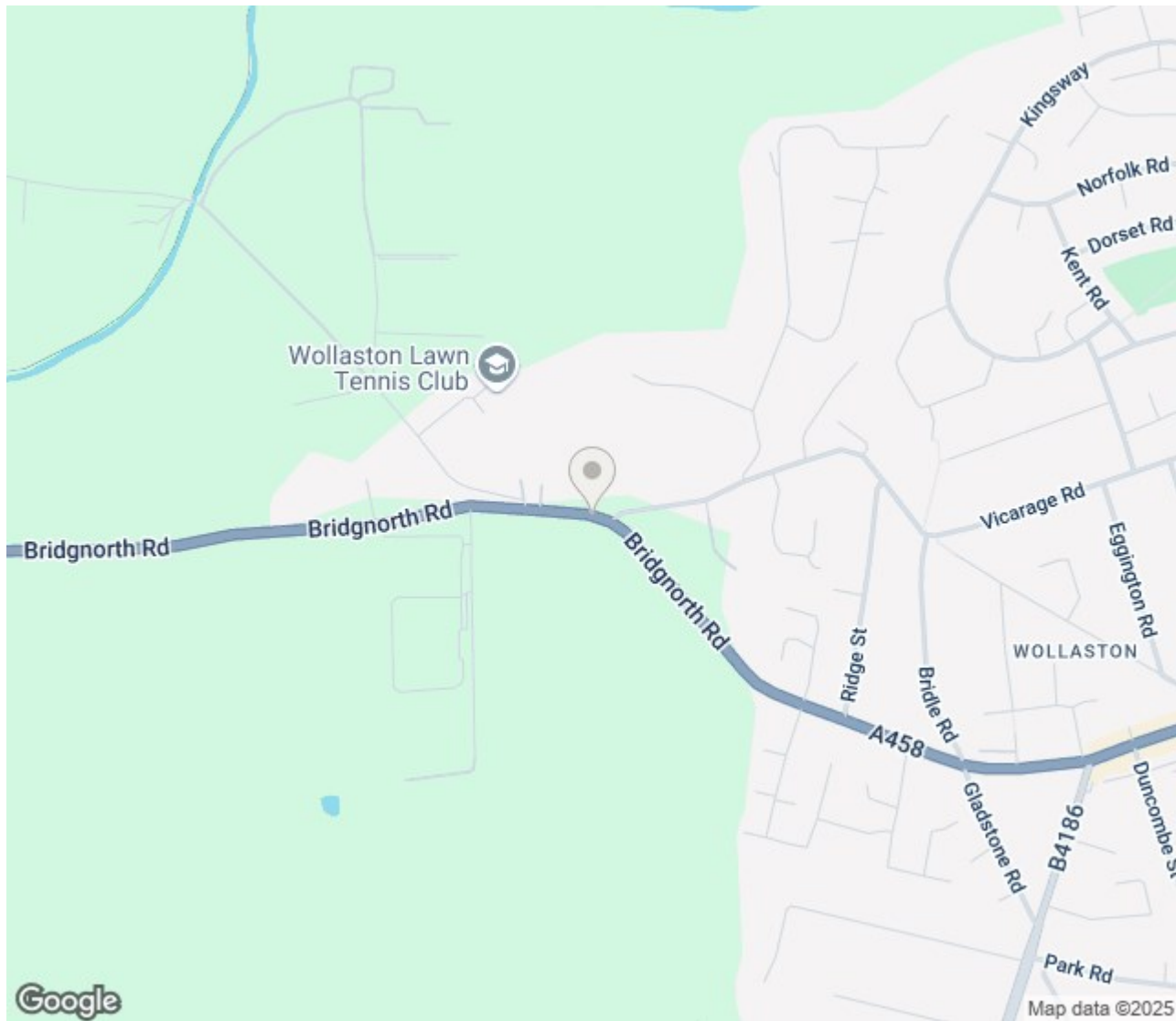
TOTAL FLOOR AREA : 2620 sq.ft. (243.5 sq.m.) approx.

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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>61</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Thinking of Selling?

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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