

# HUNTERS®

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## Lawnswood Road

Wordsley, DY8 5LL

£440,000



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## Front of the Property

With a chipping stone driveway to front, electric roller shutter door to garage, double glazed door to hall and door to porch.

## Hall

With a double glazed door to front, doors leading to various rooms, storage cupboard, loft access and a central heating radiator.

## Porch

2'11" x 6'5" (0.9 x 1.98)

With a door to front, double glazed door to kitchen, double glazed window to rear and space for fridge / freezer.

## Kitchen

16'10" max x 13'5" max (5.15 max x 4.09 max)

With a double glazed door leading from the porch, door leading from the hall, opening to dining area, range of fitted wall and base units with worksurfaces over, one and a half bowl sink and drainer, space for oven with cooker hood above, integrated fridge and dishwasher, opening to garden room, recessed spotlights and two central heating radiators.

## Dining Area

8'5" x 7'8" (2.57 x 2.35)

With an opening from the kitchen, built in bench seating, double glazed window to front and a central heating radiator.

## Garden Room

19'3" x 8'6" (5.88 x 2.61)

With an opening from the kitchen, double glazed sliding doors to garden, double glazed windows to side and rear and recessed spotlights.

## Lounge

16'6" x 9'1" (5.03 x 2.79)

With a door leading from the hall, built in storage, double glazed window to front, electric fire with decorative surround and a central heating radiator.

## Bedroom One

10'5" x 11'3" (3.2 x 3.44)

With a door leading from the hall, door leading to en suite, double glazed french doors to garden and a central heating radiator.



### En Suite

3'10" x 7'10" (1.19 x 2.4)

With a door leading from bedroom one, tiled walls and floor, walk in shower cubicle, WC, wash hand basin set into vanity unit, extractor fan and a chrome heated towel rail.

### Bedroom Two

10'5" x 7'1" front of wardrobe (3.19 x 2.17 front of wardrobe)

With a door leading from the hall, fitted wardrobes, double glazed window to rear and a central heating radiator.

### Bedroom Three

7'1" x 9'2" (2.17 x 2.81)

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

### Bathroom

6'3" x 6'1" (1.91 x 1.86)

With a door leading from the hall, tiled walls and floor, WC, wash hand basin, bath with shower over, recessed spotlights, extractor fan and a chrome heated towel rail.

### Garden

With doors leading from bedroom one and the garden room, patio area, lawn beyond with planted borders, outdoor power points, outdoor tap, door to garage and double glazed door leading to the summerhouse.

### Summerhouse

7'4" x 10'4" (2.25 x 3.17)

With a double glazed door leading from the garden, power and light and a double glazed window to front.

### Garage

14'10" x 10'1" (4.54 x 3.09)

With an electric roller shutter door to front, power and light and door to garden.



## An aerial map view from Google Maps showing a residential area. A red pin is placed on a road labeled 'Lawnwood Rd'. To the top right, the text 'MOUNT PLEASANT' is visible. To the bottom right, the text 'King George V Park' is visible. The bottom of the map shows the Google logo and the text 'bus, Landsat / Copernicus, Maxar Technologies'.

GROUND FLOOR

The ground floor plan shows a property with the following rooms and features:

- Garage:** Attached to the left side of the house.
- Lounge:** A large central room with a fireplace on the left wall.
- Dining Area:** Adjacent to the lounge.
- Kitchen:** Features a large island and access to a porch.
- Porch:** Located at the front right of the property.
- Bedrooms:** Three bedrooms are located at the rear of the house. Bedroom 1 includes an ensuite.
- Bathroom:** A central bathroom with a bathtub.
- Wardrobe:** A central wardrobe area.
- Hall:** A central hallway connecting the rooms.
- Garden Room:** A room at the rear right of the property.

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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.

Made with Metropix 12/2025

Please contact our Hunters Stourbridge Office  
on 01384 443331 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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