



Maidensbridge Road, Wall Heath, DY6 0JA

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EXCLUSIVE



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Located in this highly desirable part of Wall Heath, this five bedroom detached family home benefits from being within the catchment area of sought after primary and secondary schools, whilst being a stones throw of Wall Heath Village which hosts an array of amenities including shops, coffee shops, pubs and restaurants. Set back from Maidensbridge Road behind an expansive driveway, the ground floor accommodation comprises: porch, entrance hall, kitchen, dining room, lounge, conservatory, utility room & WC. To the first floor are three good sized bedrooms and a modern fitted shower room, to the second floor are two further bedrooms. With access via double glazed doors leading from the conservatory this lovely private rear garden has a patio with long lawn beyond which is bordered with mature shrubs, plants and trees, there is a further door leading to the utility room and gated side access. Offered with no upward chain and on the doorstep of open countryside, this lovely home is well positioned close to pleasant walks, rambling routes and canal paths.





Front Of The Property

Set back from the road with an expansive tarmac driveway to the front, lawn to the side with shrubs, gated side access, double doors to the garage, double glazed doors leading to the porch and utility room.

Porch

With a double glazed door to front, double glazed windows to side and front, tiled floor and a double glazed door to entrance hall.

Entrance Hall

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

Kitchen

12'1" x 8'2"

With a door from the entrance hall this kitchen is fitted wall and base units, granite work surfaces with matching up stands, one and a half stainless steel sink and drainer, space for fridge, plumbing for dishwasher, double glazed window to front, space for cooker, stainless steel cooker hood above, doors to dining room and the utility.

Dining Room

11'9" x 8'6"

With a door from the kitchen, double glazed doors to the conservatory and a central heating radiator.

Utility Room

25'11" x 5'6"

With a door from the kitchen this utility has double glazed doors to front and rear, wall and base units, stainless steel sink and drainer, plumbing for washing machine, integrated oven, door to WC and a central heating radiator.

WC

With a door from the utility, WC and wash hand basin.



Lounge

14'9" x 11'9"

With a door from the entrance hall, gas fire, double glazed doors to conservatory and a central heating radiator.

Conservatory

21'3" x 15'5"

With double glazed doors from the lounge and dining room, double glazed doors leading to the rear garden, double glazed windows to rear and side, ceiling light and fan.

First Floor Landing

With stairs from the entrance hall, double glazed window to front, airing cupboard housing boiler, doors to further rooms and stairs to the second floor.

Bedroom One

14'9" x 11'9"

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

Bedroom Two

11'9" x 8'6"

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

Bedroom Three

12'1" x 8'2"

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



Shower Room

With a door from the landing this modern fitted first floor shower room has a walk in shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, double glazed window to front, part tiled walls and a chrome heated towel rail.

Second Floor Landing

With stairs from the first floor landing, double glazed window to rear and doors to rooms.

Bedroom Four

11'9" x 10'9"

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

Bedroom Five

10'9" x 8'6"

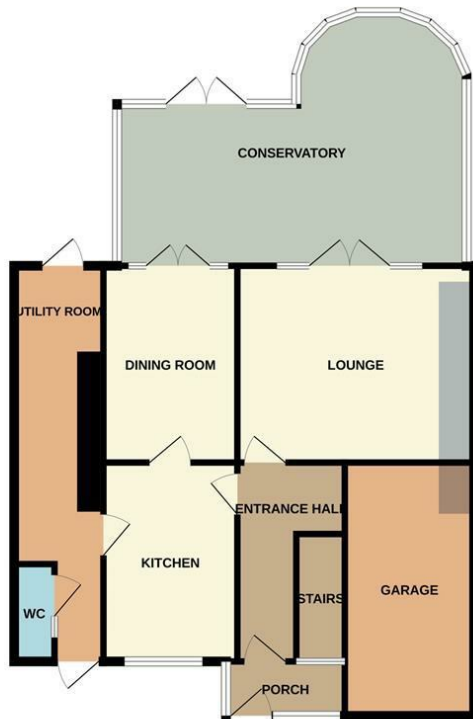
With a door from the landing, double glazed window to rear, eaves store and a central heating radiator.

Garden

With access via double glazed doors leading from the conservatory this lovely private rear garden has a patio with long lawn beyond which is bordered with mature shrubs, plants and trees, there is a further door leading to the utility room 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.

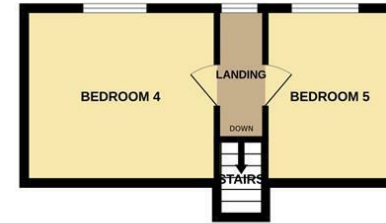
GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



2ND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1766 sq.ft. (164.0 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	
	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	
Current: 63	Potential: 81
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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