



Ostler Close, Wall Heath, Kingswinford, DY6 0DW

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EXCLUSIVE



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Located in one of Wall Heath's most popular addresses, stands this substantially extended five bedroom detached home which offers a fantastic blend of spacious bedrooms and generous size living space. To the ground floor: porch, entrance hall, lounge with log burning stove and patio doors to the rear garden, study, kitchen open to an extended dining/sitting room, separate utility room, ground floor WC and a double garage. To the first floor there is a landing with study area, master bedroom suite with en suite, fitted furniture and patio doors to a lovely balcony, four further double bedrooms, en suite to the second bedroom and a stunning re fitted shower room. To the front of the property is an expansive block paved driveway, to the rear of the property is a beautifully maintained private rear garden with lovely patio area and lawn which is bordered with mature shrubs. This impressive family home is well positioned within walking distance of Wall Heath village which boasts an array of amenities including, shops, bakeries, pubs and restaurants, whilst also being within the catchment area of sought after Primary & Secondary schools.





Front Of The Property

To the front of the property is a block paved driveway with slate and shrubs borders, double glazed door to porch, up and down lights, electric up and over door to the double garage and gated side access.

Porch

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

Entrance Hall

With a double glazed composite door from the porch, stairs to the first floor landing, laminate floor, storage cupboard, recessed spotlights, doors to rooms and a column central heating radiator.

WC

With a door from the entrance hall, WC, wash hand basin and extractor fan.

Lounge

20'0" x 12'9"

With a door from the entrance hall this impressive lounge has a log burner, tiled hearth and beam, double glazed patio doors leading to the rear garden, laminate floor, double glazed window to front and a column central heating radiator.

Sitting Room

11'1" x 8'10"

With a door from the entrance hall, double glazed window to front, laminate floor and a column central heating radiator.

Kitchen

18'8" x 8'10"

With a door from the entrance hall, fitted with wall and base units, work surfaces, double electric oven, integrated dishwasher, five ring gas hob with stainless steel cooker hood, tiled floor, recessed spotlights, space for fridge freezer, double glazed window to rear, sink and drainer, open to dining room, door to utility and a column central heating radiator.



Utility Room

With a door from the kitchen, stainless steel sink and drainer, plumbing for washing machine, double glazed door and window to rear, recessed spotlights and tiled floor.

Dining/Sitting Room

14'1" x 12'1"

Opening from the kitchen this versatile living space has double glazed doors to the rear garden, tiled floor, door to the double garage and a column central heating radiator.

Double Garage

17'8" x 14'1"

With an up and over electric door to front, door to dining/sitting room, wall mounted boiler, hot and cold mixer tap, power and lighting.

Landing

With stairs from the entrance hall, double glazed window to rear, loft access, airing cupboard, study area and a central heating radiator.

Bedroom One

20'0" x 11'1"

With a door from the landing this extended master bedroom suite has a door to en suite, double glazed doors leading to the balcony, double glazed window to side, recessed spotlights, fitted wardrobes and drawers and a mirror fronted column radiator.

En Suite

With a door from bedroom one, bath with shower over, WC, wash hand basin, tiled floor and walls, recessed spotlights, shaver point and a chrome heated towel rail.

Bedroom Two

11'9" x 11'5"

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



En Suite

With a door from bedroom two, shower cubicle, WC, wash hand basin, tiled floor, part tiled walls, double glazed window to front and shaver point.

Bedroom Three

9'10" x 8'6"

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

Bedroom Four

10'2" x 7'10"

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

Bedroom Five

14'5" x 9'6"

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

Shower Room

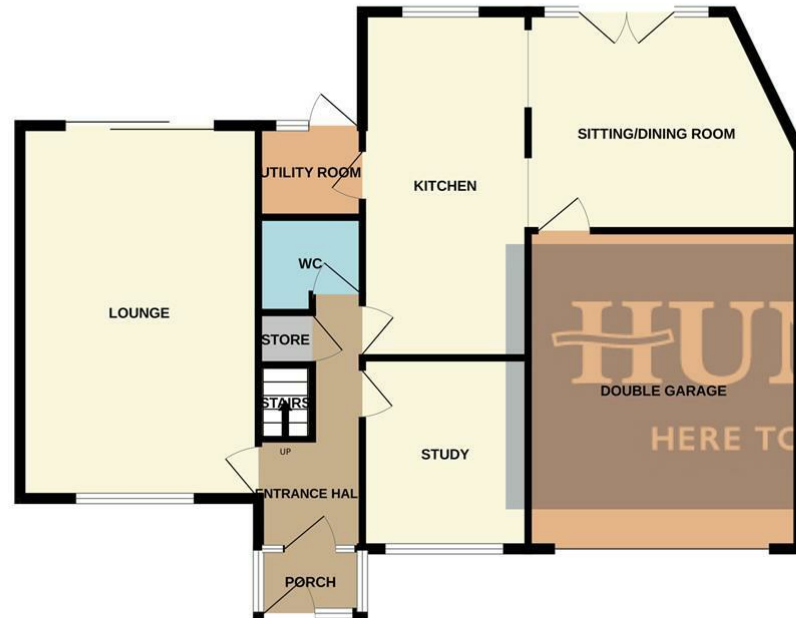
With a door from the landing this gorgeous re fitted shower room has a walk in shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, double glazed window to rear, recessed spotlights, LED mirror and a heated towel rail.

Garden

With access from the lounge, utility room and dining/sitting room, this beautifully maintained private rear garden has a porcelain patio with Victorian style Veranda with glass roof and fitted lighting, wall heaters, there is a lawn beyond which is bordered with mature shrubs, plants and trees, further fitted wall lighting, outdoor tap 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

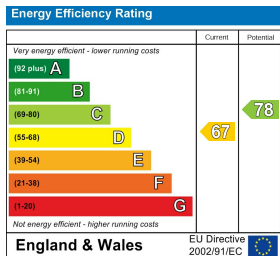


1ST FLOOR



OSTLER CLOSE, DY6 0DW

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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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
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