



# SANDYBANK VIEW

WOOTTON, Nr. BRIDGNORTH

**LexAllan  
Grove**  
LAND & NEW HOMES

# SANDYBANK VIEW

Plot 3, Bridgnorth Road, Wootton, nr. Bridgnorth, Shropshire WV15 6EE.

W3W: [///materials.book.firebird](#)

**4/5 Bedrooms 4 Bathrooms**

**Guide Price: £675,000**

## Sandybank View at a glance

- A stunning new four/five bedroom family home in an idyllic rural setting.
- Wonderful panoramic views across the Severn Valley and Shropshire countryside..
- Convenient road connections to Bridgnorth, Wolverhampton, Dudley, Stourbridge, Kidderminster and Midlands motorways.
- Mainline train links from Wolverhampton, Stourbridge Junction and Kidderminster.
- Excellent Nurseries, Primary and Secondary Schools within easy reach..
- A modern, energy efficient new home with everything you need for family life.





## Ground Floor

A modern living space greets you the moment you walk through the entrance hall.

**Entrance Hall**

**Ground Floor WC**

**Dining Kitchen** 8.41m x 3.15m (27'7" x 10'4")

**Living Area** 4.81m x 3.78m (15'9" x 12'4")

**Study** 2.63m x 2.56m (8'7" x 8'4")

To the left of the hall lies the good-sized **lounge** (*middle-right*), with natural light flooding in from the south-west facing feature windows. The stone-tiled floor continues through double French doors to the **dining area**, with bifold doors leading out onto the rear patio area.

To the right of the hall is the **study** (*bottom right*), with uninterrupted views of the beautiful countryside.

At the back of the hall lies the beating heart of any family home, the **kitchen** (*top*). Equipped with a range of integrated appliances, this fantastic space opens out onto the dining area and rear patio, making it ideal for busy family life and entertaining.





# First Floor

A versatile family space.

<b>Bedroom One</b>	4.54m x 3.79m (14'10" x 12'5")
<b>En-Suite</b>	
<b>Bedroom Two</b>	3.62m x 2.68m (11'10" x 8'9")
<b>En-suite</b>	
<b>Bedroom Three</b>	3.40m x 2.75m (11'1" x 9'0")
<b>Bedroom Four</b>	3.44m x 2.69m (11'3" x 8'9")
<b>Family Bathroom</b>	2.79m x 2.42m (9'1" x 7'11")



To the left of the first floor landing lies the **bedroom one** suite (*bottom pic*). This light and airy room, with bifold doors opening onto a glass-framed balcony, enjoying far-reaching views to the south-west, could also be converted into a family lounge area -ask us for more details.

Three further bedrooms (**bedroom three** with its own en-suite - *below*) and a well-equipped family bathroom complete this ideal living space.





## Second Floor

More useful space for the whole family.

**Bedroom Five** 6.14m x 3.81m (20'1" x 12'5")

**En-suite Shower Room**

**Loft Store** 6.15m x 2.65m (20'2" x 8'8")

**Bedroom five** is another versatile space that could be used as a bedroom, playroom or a study. Large Velux skylights allow natural light to flood into this spacious room, which has its own **en-suite shower room**.

Across the second floor landing lies the useful **loft store** (*Please note this room does have restricted head height*).





## Garden and the Views

The large, tiered rear garden is a blank canvas to place your own green-fingered stamp on.



# Specification

## External Finish

- Paved driveway and path.
- Ample parking.
- Boundary fencing.
- Patio area.
- Outdoor tap and power point.

## Internal Finish

- All rooms painted white.
- Internal woodwork finished in white.
- Oak doors throughout.
- Flooring – stone-tiles throughout the ground floor.  
Grey carpet throughout first and second floors.

## Kitchen

- High quality kitchen units.
- Integrated appliances: Hob, Oven, Microwave, Dishwasher, Fridge/Freezer, Washing Machine and Tumble Dryer
- Cooker hood.

## Bathrooms & En-Suites

- Tiled floor, half-tiled to walls, full-tiled in shower.

## Electrical

- Lighting to front and rear.
- Internet connection.
- Spotlights and pendant over counter in kitchen
- Spotlights to bathrooms.
- All sockets & switches with brushed chrome finish.
- External power point.

## Energy

- Air source heat pumps.
- Underfloor heating to ground floor, radiators throughout rest of house..

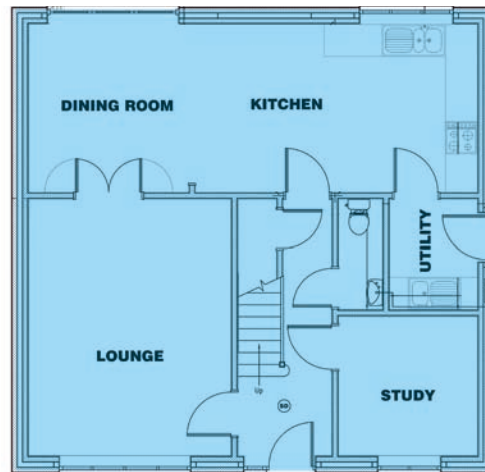
## Guarantee

PC 10 Year Certificate

Tenure: Freehold



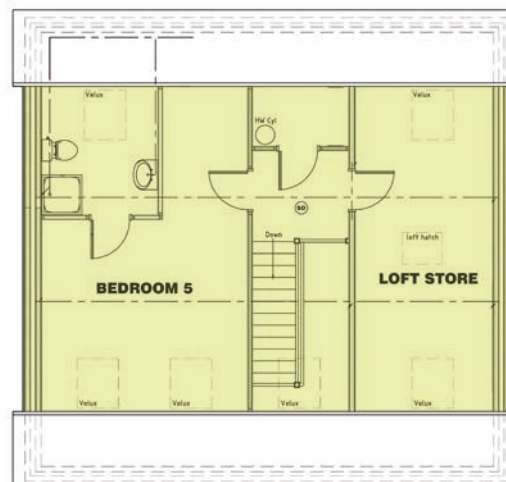
# Floorplans



Ground Floor



First Floor



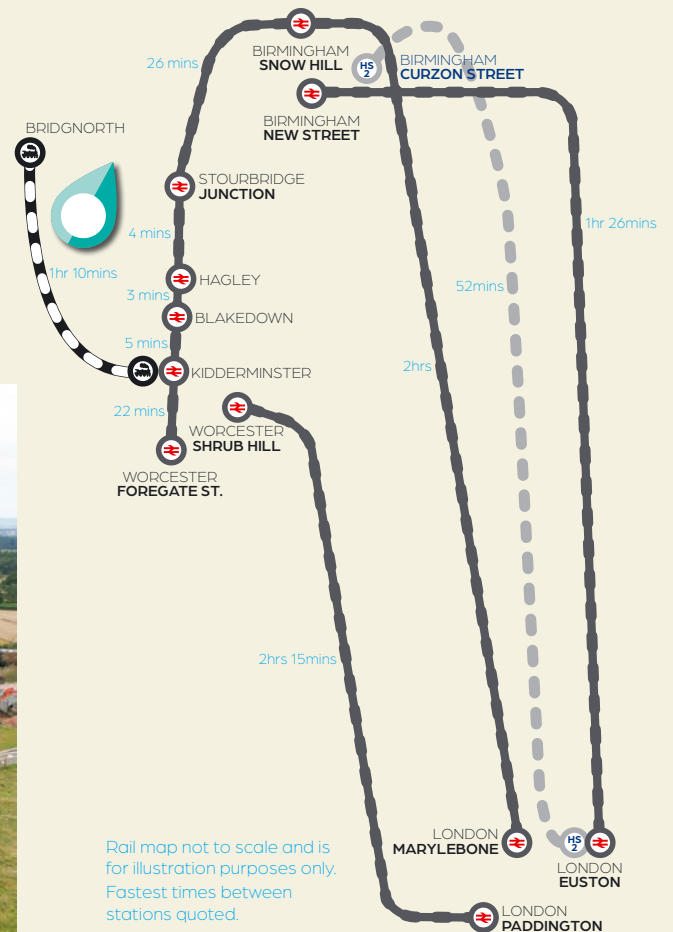
Basement Floor

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.

# Location

Situated off the A458 Bridgnorth Road, 4 miles from Bridgnorth and 9 miles from Stourbridge, this beautiful new home enjoys far-reaching views to the south-west over the Severn Valley, South Shropshire and North Worcestershire countryside.

The property provides healthy, countryside family living with all the benefits of urban life within easy reach.







# LexAllan Grove

LAND & NEW HOMES

## The Agents

**Lex Allan Grove – Land & New Homes** is a division of Lex Allan Grove Ltd with offices in Stourbridge, Hagley and Halesowen.

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**Professional Consultant's  
10 year certificate**

*Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Lex Allan Grove at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.*

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