



72 Belle Vue
Wordsley, DY8 5BT

Andrew Grant



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 **3 Bedrooms**  **3 Receptions**  **2 Bathrooms**

Freehold / 1,807 sq. ft.
Offers in excess of £450,000

KEY FEATURES:

- Contemporary home
- Vaulted ceilings
- Private entrance to parkland
- Cloakroom
- Utility room
- Dry cellar
- Master with ensuite
- Driveway parking
- Tranquil and sizeable rear garden
- Summerhouse/home office

An extremely unique and stylish detached home that looks like it could easily have featured on Grand Designs. The flexible accommodation and spectacular vaulted ceilings truly give it the wow factor that must be viewed to fully appreciate the quality of the property that is on offer here.

This contemporary property includes a large open plan kitchen with vaulted ceiling, a snug, three double bedrooms, bedroom three currently being used as a home office and the master has its own ensuite. There is also a double-height glazed garden room and a dry lined converted cellar. On the first floor, there is an extensive lounge with lovely views over the rear garden.

Outside, there is driveway parking to the front and a landscaped garden to the rear, including a summerhouse.



Situation

Belle Vue is an established address, which has a mixture of both period and modern properties. Wordsley has a good selection of local amenities, including shops, doctors and schools.

King George V Park is situated to the rear of the property and the residents have their own private entrance to the park situated at the end of the garden. The park is ideal for children and walking the dog. There are also great walks down Stourbridge Canal and into Ridgehill Wood from the property.

The towns of Kingswinford, Stourbridge, Kidderminster and Wolverhampton are within easy reach.

There is an excellent train service at Stourbridge Junction and good access to the M5 and the further motorway network.

Description

72 Belle Vue is approached via a block paved driveway, giving off-road parking for several vehicles.

The front entrance door opens into the kitchen area, which is fitted with light grey shaker style wall and base units incorporating feature lighting under and over and further lighting to the kickboards. Integral appliances include a Stoves double oven, a four-ring gas hob and an extractor, a Hotpoint dishwasher and a microwave. There is also space for a fridge freezer, a one and a half bowl stainless-steel sink unit with a mixer tap, a radiator, tiling to the splash backs, ceramic tiled floor and work surfaces incorporating a breakfast bar. The vaulted ceiling gives a sense of height and space to this area.

To the right of the kitchen, there is a seating area/snug, with a vaulted ceiling, laminate flooring, a radiator and a double-glazed window to the fore.

To the left of the kitchen is the master bedroom, which includes a walk-in wardrobe, laminate flooring, a radiator and a door leading out to the garden. This room also benefits from its own ensuite comprising a white suite, including a low-level WC, a wash handbasin with a mixer tap, a shower cubicle with a waterfall shower and an additional handheld shower attachment. There is also tiling to the walls, laminate flooring and a radiator.



Just beyond the kitchen, there is an additional bedroom, with a part-vaulted ceiling, laminate flooring, a radiator, a double-glazed window to the fore and just across the hallway there is a third bedroom and a bathroom

The bathroom has a white suite comprising a Jacuzzi bath, a wash handbasin with a mixer tap set upon a vanity unit, a low-level WC and a waterfall shower with an additional handheld shower attachment. There is also an extractor fan, tiling to four walls, a wall mounted towel radiator and a double-glazed Velux window.

The third bedroom is a versatile room and is currently utilised as an office. This room includes laminate flooring, a radiator and glazed double doors through to the dining area/garden room.



The stunning dining area/garden room is a beautiful space to relax, entertain and dine with friends and is accessible from both the kitchen area and the third bedroom/office. This room features brick walls and full-height double-glazed windows, which make the best of the private and picturesque rear garden views. The five Velux skylights and a vaulted ceiling give an immense feeling of space. There are also ceramic tiles to the floor and a radiator in this room.

Leading off from here, there is a useful utility room, with wall and base units, a built-in wine rack, space for domestic appliances, a stainless-steel sink unit with drainer and a mixer tap, tiling to the splash backs and the flooring. There is also a vaulted ceiling with a Velux window and a chrome towel radiator.

From the inner hallway, there is access to the dry cellar, which is an extremely versatile space and could easily be utilised as a games or hobby room.





First floor

A staircase from the kitchen area rises to the first floor accommodation.

The fabulous, light and airy living room has the most stunning views, with a large feature arched window overlooking the rear garden and windows to the front of the property. There are two radiators, a feature fireplace with gas fire and surround, laminate flooring, wall lights and a part-vaulted ceiling. There is also access to the boarded loft space.



Outside

The landscaped rear garden is a particular feature of this unique home, which is set in what can only be described as its own little oasis.

There is a decked and paved area immediately to the rear of the property, perfect for alfresco dining and entertaining. The paved areas surround a rectangular pond, with lawned gardens beyond. There is a pathway to the side of the lawned area, which is surrounded by established hedge rows giving a private aspect. The garden includes mature trees, planting and foliage.

To the rear there is a further decked area with a pergola, a raised bed for growing vegetables and a walkway to the rear leads to a timber framed summerhouse.

The large pine clad Norwegian summerhouse has a vaulted ceiling and would make an ideal gym or an office to work from home in, being nicely situated away from the house. The inside space is flooded with natural light from the triple aspect windows. There is also WIFI installed in the garden.

A gate at the rear of the garden gives access to open playing fields at King George V Park, which is ideal for children or walking the dog.

There are also two doors to either side of the property, one of which is a covered passageway, with power points and courtesy lighting leading to the front, the other does not access the front and is for maintenance access only.

Services

The property has mains gas, mains electricity, mains water, mains drainage, a security alarm system and broadband.

Council tax band - D.



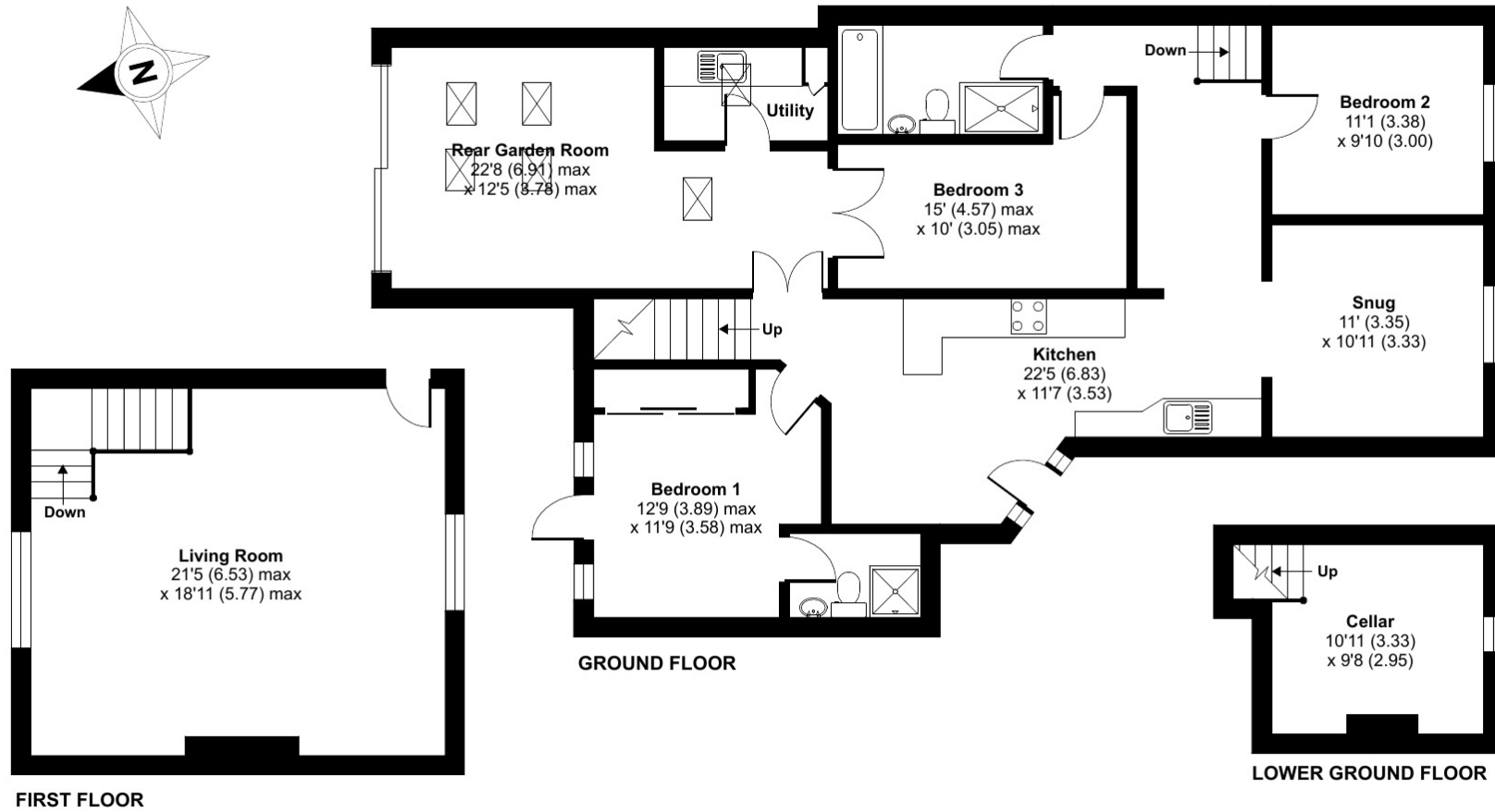




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Approximate Area = 1807 sq ft / 167.8 sq m

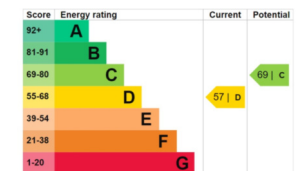
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