



29 Hayes Road
Wolverley, DY11 5UL

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A beautifully extended and upgraded family home in a sought-after village location, offering spacious living and a private south-facing garden.

- Substantially extended four-bedroom family home with versatile living spaces.
- Stunning open-plan kitchen with a granite island, Amtico flooring, and underfloor heating.
- Bright conservatory with a glass roof and garden access.
- South-facing rear garden with a large patio and mature hedges, offering privacy and sunshine.
- Expansive gated gravel driveway with parking for multiple vehicles and integral garage.
- Excellent location in Wolverley, walking distance to the village and local beauty spots.

1522 sq ft (141.4 sq m)





The kitchen

At the heart of the home, the kitchen is a wonderful contemporary space perfect for quality family time and entertaining. This incredibly spacious living area was refitted in 2022 and features a stunning granite-topped central island with an inset induction hob and generous cupboard space underneath. The streamlined matt black units are beautifully offset by white granite work surfaces, and integrated appliances include a double oven, microwave, dishwasher, and fridge freezer. Luxurious Amtico flooring with underfloor heating enhances the space, seamlessly flowing into the adjoining glass-roofed conservatory, making this kitchen the true hub of the home.





The conservatory

This bright and airy conservatory, with its glass roof and French doors, seamlessly connects the home to the south-facing garden. It provides the perfect setting for family meals or relaxing while enjoying the view of the outdoor space. This versatile room also offers the flexibility to be used as an additional living area, creating a light-filled extension of the home that can adapt to a variety of needs.



The living room

A cosy yet spacious living room features an impressive wooden fireplace with a gas fire, complemented by stylish wall lights and a vertical radiator. The French doors provide garden access and allow natural light to fill the room.



The utility and cloakroom

Conveniently located off the kitchen, the utility room is finished to the same high standard, featuring contemporary units, underfloor heating, and downlighters. It provides additional storage and workspace, as well as housing space for laundry appliances. From here, doors lead to the integral garage and a stylish downstairs cloakroom. The cloakroom offers modern fittings, including a low-level WC and washbasin, adding practicality and convenience to this family home.



The primary bedroom

The master bedroom is a standout feature of the property, offering a generous size and a relaxing atmosphere. Dual aspect windows illuminate the space, creating a bright and airy feel. The room is further enhanced by an extensive array of fitted wardrobes and storage, providing exceptional practicality. This spacious retreat is complemented by a luxurious en suite shower room





The primary en suite

The primary ensuite, added in 2021, has been finished to an exceptional standard, offering a luxurious and stylish retreat. The centrepiece is a walk-in shower with attractive feature tiling, complemented by modern fitted furniture incorporating a wash basin, low-level WC, and ample storage. Downlighters provide a bright and contemporary feel, while a sleek grey towel radiator adds both functionality and elegance.



The second bedroom

Bedroom two is a generously sized double room, offering ample space for furniture and a comfortable setting for relaxation. A useful recess provides an ideal area for storage or hanging clothes, enhancing the room's practicality. This well-proportioned bedroom is perfect for guests or family members, offering versatility and comfort.



The third and fourth bedroom

Bedroom three is a well-proportioned double room, enhanced by downlighters and a modern vertical radiator, making it both comfortable and stylish. Bedroom four, currently utilised as a study, is a versatile single room featuring wood laminate flooring and a peaceful outlook over the rear garden. This adaptable space is ideal for use as a home office, guest bedroom or nursery, offering flexibility to suit a variety of needs.





The bathroom

The family bathroom is beautifully light and fresh, featuring sleek contemporary fittings and stylish white marble-style tiles throughout. The space is laid with high-quality Karndean flooring, combining elegance with practicality. It includes a panelled bath with a shower above, downlighters that enhance the bright and airy atmosphere and a fitted vanity that incorporates a wash basin, storage, and a low-level WC. This thoughtfully designed bathroom offers both functionality and a touch of luxury.



The garden

The south-facing rear garden is a private and tranquil retreat, enjoying uninterrupted sunlight throughout the day. A generously sized stone-paved patio, located directly outside the conservatory, provides an excellent space for outdoor dining, entertaining, or relaxing, and currently accommodates a hot tub. Mature conifer hedging enhances the sense of seclusion, while the patio is equipped with outdoor power points for added convenience. A well-positioned wooden shed at the far end of the garden offers practical storage. This thoughtfully designed garden is perfectly suited for both relaxation and entertaining in a peaceful setting.



Location

Situated on the edge of Wolverley, this home enjoys a peaceful village setting within walking distance of local amenities, schools and picturesque countryside. Wolverley offers charming pubs, shops and community events, while nearby Kidderminster provides a wider range of shopping and leisure facilities. Excellent transport links include easy access to the M5 and regular train services to Birmingham and Worcester. The surrounding area boasts beautiful walking trails and popular attractions, making it ideal for families and nature lovers.

Services

The property benefits from mains water, electricity, gas and drainage.

Council Tax

The Council Tax banding for this property is **Band D**





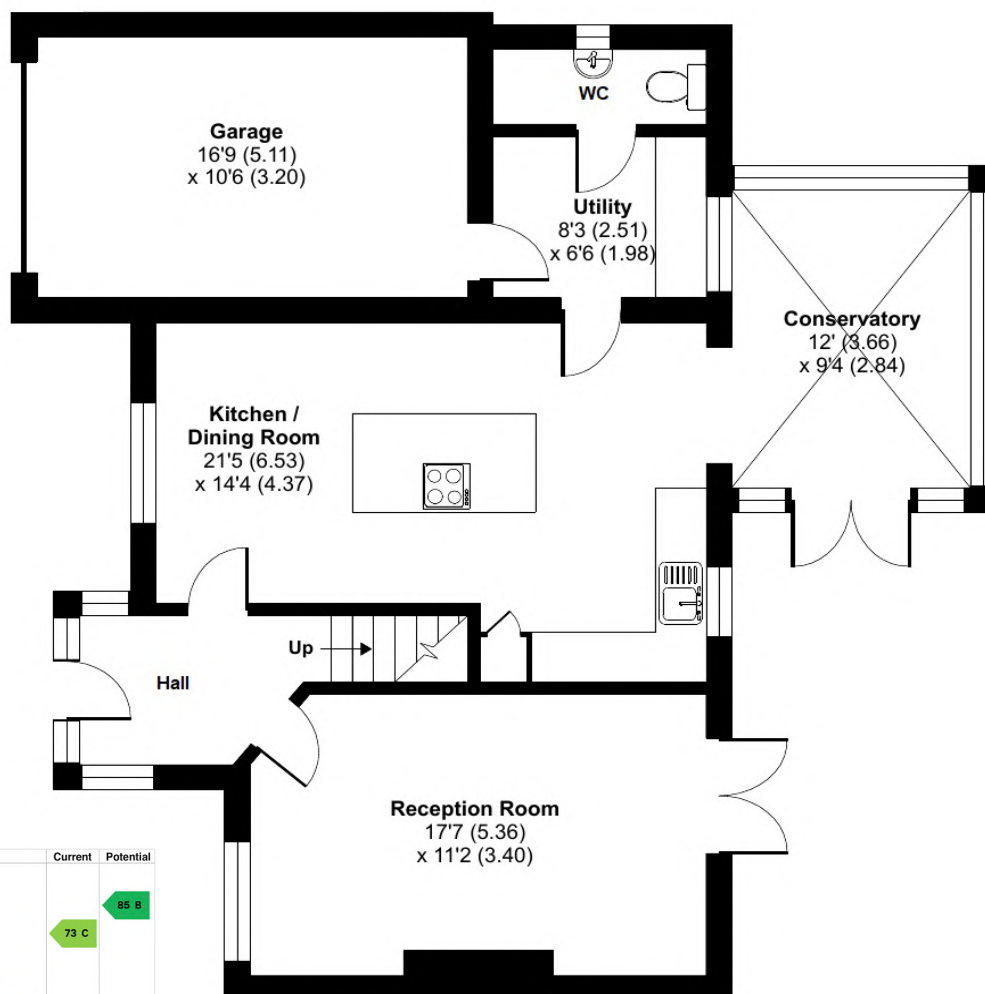
Hayes Road, Wolverley, Kidderminster, DY11

Approximate Area = 1522 sq ft / 141.4 sq m

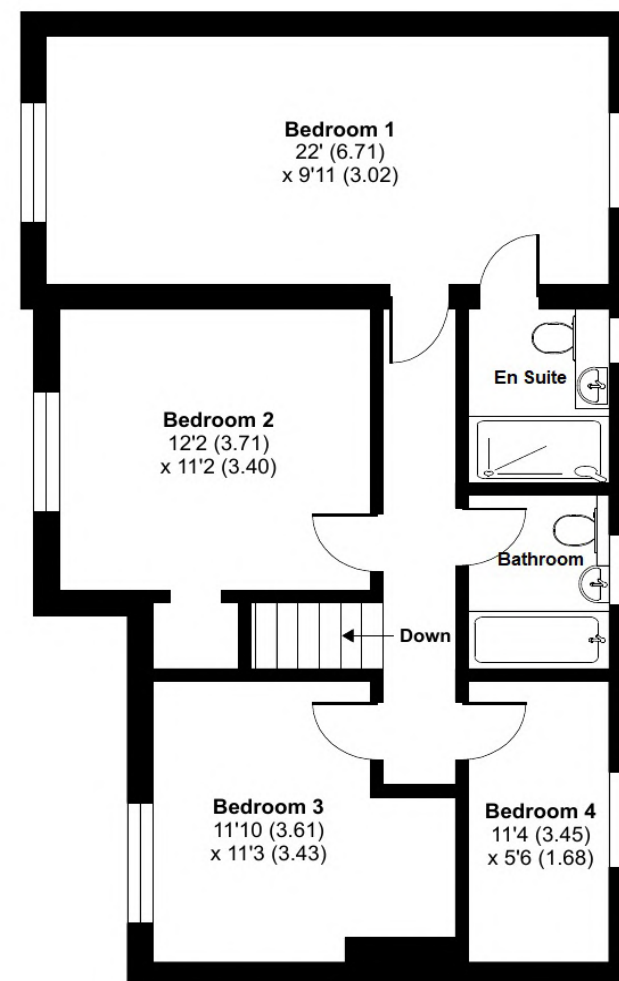
Garage = 177 sq ft / 16.4 sq m

Total = 1699 sq ft / 157.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	85 B



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