



WALL HEATH

45 Lynwood Avenue,
West Midlands, DY6 9AL

ANDREW COLE
ESTATES

WALL HEATH,

£645,000

45 Lynwood Avenue, WALL HEATH,
West Midlands, DY6 9AL

A beautiful home which has been conceptualised by owners with an eye for how to design and a heartfelt appreciation of living well. Walking distance to Wall Heath's excellent schools and friendly community village, all the amenities on the edge of the countryside. This is modern living, the EV charger point is at the ready, with a neutral palette perfectly suited for hosting friends, family gatherings and relaxing tones for cosy nights in.

Having four generous bedrooms, superb family bathroom with bath and shower, master bedroom with 'secret' en suite - A real surprise!

An exceptional feature is the spacious wraparound kitchen diner, the hub of the home, opening into a large orangery/dining space with lantern light roof and panoramic views to the mature rear garden. With its charming cottage-style facade and a traditional design, this home is a must-see.

Located in a fantastic area, it boasts a wisteria fronted design and a spacious 'in and out' driveway. Nestled amidst a mature magnolia tree, it effortlessly combines style and comfort. Through the recessed porch into a parquet floored reception hall with the most convenient cubbyhole and hidden under the stairs a fitted cloakroom, to games/media room and separate store set into the front of the home maximising the former garage space. Everything has been carefully thought through, all nooks and crannies utilised to full effect. There is a well balanced and carefully planned layout having a delightful lounge with multifuel burner, light is flooding in through a large window to the front elevation and two cute windows to the side with borrowed light





from the crafted wooden folding doors which are fully glazed into the study/snug which, when opened up, create the largest family space, in turn, having French doors out onto the garden. The beautifully fitted kitchen with deep blue tones accented by light natural colours and wooden work surfaces has a striking peninsula unit for those morning coffees. There is an integrated dishwasher, composite one and a half bowl sink unit. Opening into a stunning ORANGERY with lantern light roof, recess spotlighting, a light and airy room having windows with automatic electric blinds offering views over the landscaped gardens. From the kitchen there is a separate utility room with all the usual conveniences. Upstairs, a landing provides access to the master bedroom with built-in furniture and matching double doors leading to a 'secret' EN SUITE including separate shower. The landscaped rear gardens are subtly divided into a number of zones with secluded, peaceful seating areas for hot summer evenings and entertainment spaces with vine covered pergola and barbecue area. Envious privacy is provided by mature shrubs and there is access to both side elevations for ease.

EPC: C69

Council Tax is Band D with Dudley MBC

GROUND FLOOR

RECESSED PORCH Leading to:

RECEPTION HALL

With cloaks CUPBOARD and fitted CLOAKROOM off

LOUNGE (FRONT)

19' 3" x 12' 3" (5.86m x 3.73m)

STUDY/SNUG (REAR)

11' 4" x 8' 0" (3.45m x 2.44m)

FITTED BREAKFAST KITCHEN (REAR)

20' 0" x 16' 6" (6.09m x 5.03m) (Max) (9'7" Min)



LOVELY SPACIOUS ORANGERY (REAR)

11' 3" x 10' 9" (3.43m x 3.27m) With lantern light roof, pergola OFF leading to rear garden patio area

UTILITY ROOM (SIDE)

9' 4" x 6' 6" (2.84m x 1.98m)

GAMES/MEDIA ROOM (SIDE)

9' 2" x 8' 9" (2.79m x 2.66m)

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM (REAR)

13' 9" x 9' 4" (4.19m x 2.84m)

'SECRET' EN SUITE (FRONT)

9' 4" x 5' 7" (2.84m x 1.70m) OFF master bedroom

BEDROOM NO. 2 (REAR)

12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM NO. 3 (REAR)

10' 3" x 9' 8" (3.12m x 2.94m)

BEDROOM NO. 4 (REAR)

8' 5" x 8' 4" (2.56m x 2.54m)

FAMILY BATHROOM (FRONT)

8' 5" x 7' 1" (2.56m x 2.16m)

REMAINDER OF GARAGE/STORE

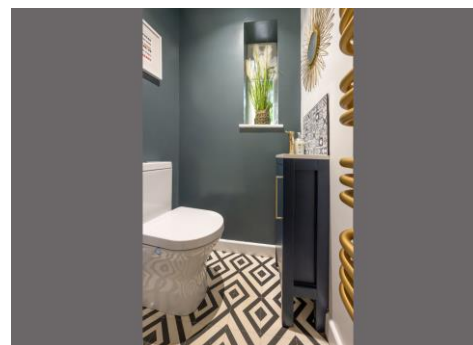
9' 2" x 5' 8" (2.79m x 1.73m)

LARGE LANDSCAPED REAR GARDENS

With two patio areas, pergola and lawns

IN and OUT BLOCK PAVED DRIVEWAY

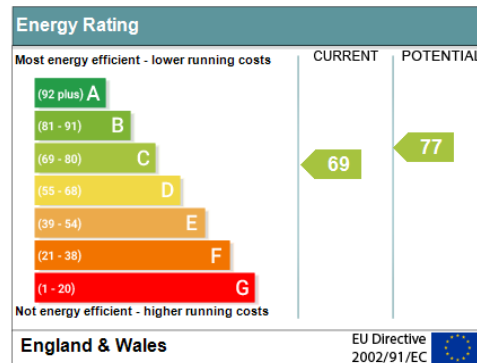
To front elevation







Address: 45 Lynwood Avenue, KINGSWINFORD, DY6 9AL
RRN: 0434-1226-6300-0310-9226



SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We are advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.

