



**Wythwood Close, Stourbridge, DY9 0SZ**

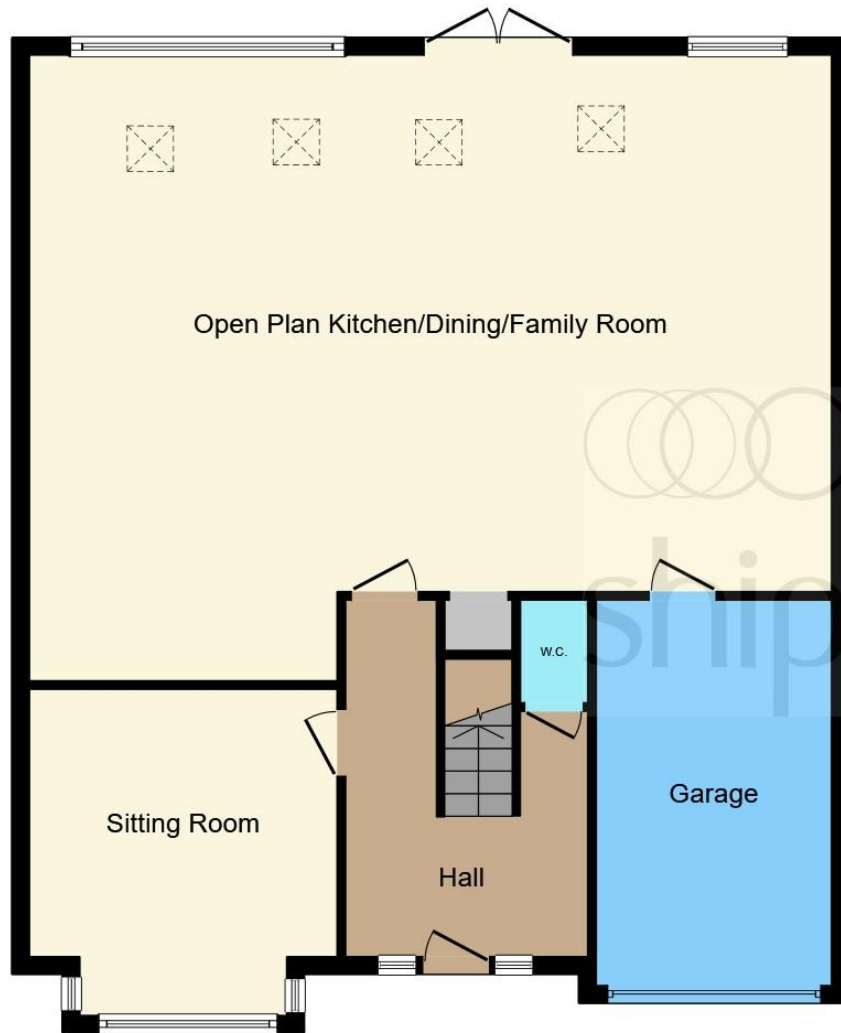


**welcome to**

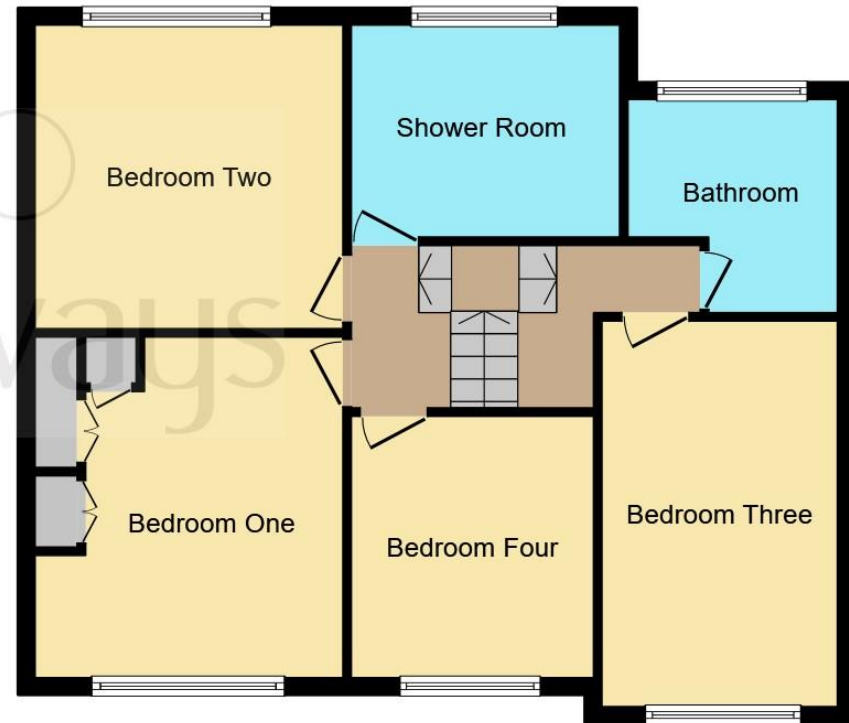
**Wythwood Close, Stourbridge**

\*\*\*\*DETACHED LARGE FAMILY HOME\*\*\*RENOVATED THROUGHOUT\*\*\*\*STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM\*\*\*\*FURTHER RECEPTION ROOM\*\*\*\*FOUR BEDROOMS\*\*\*\*TWO BATHROOMS\*\*\*\*GARAGE AND DRIVEWAY\*\*\*\*VIEWINGS ADVISED\*\*\*\*





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Agent Note

This property is council tax band E.

### Entrance Hall

Double glazed front facing door & side window, ceiling light fittings, central heating radiator, tiling to floor.

### Downstairs Cloakroom

Ceiling light fittings, wall mounted wash hand basin with mixer tap, low level flush w/c, tiling to floor and splash-prone areas.

### Sitting Room

12' 3" into bay x 11' 9" into recess ( 3.73m into bay x 3.58m into recess )

Double glazed front facing bay window, ceiling light fittings, underfloor heating.

### Open Plan

30' 11" x 24' 2" into recess ( 9.42m x 7.37m into recess )  
Kitchen/Dining/Family Room

Double glazed rear facing windows & patio doors, 4 skylights, central heating radiator, underfloor heating, ceiling spotlights & light fittings, oak parquet style floor, wren kitchen with granite rolled top work surfaces, centre island, range of wall & base units and drainer, Belfast sink with mixer tap, space for range style cooker with double extractor over, integrated full length fridge freezer, integrated dishwasher, door to storage.

### First Floor Landing

Split staircase, ceiling light fittings, loft access, door to:-

### Bedroom One

13' 1" x 12' 1" ( 3.99m x 3.68m )

Double glazed front facing window, ceiling light fittings, central heating radiator, range of wardrobes.

### Bathroom

Double glazed rear facing window, ceiling light fittings, heated towel rail, paneled bath, glass screen & rain shower, low level flush w/c, vanity wash hand basin unit with mixer tap over, tiling to walls and floor.

### Bedroom Two

12' 8" x 9' 4" ( 3.86m x 2.84m )

Double glazed rear facing window, central heating radiator, ceiling light fittings.

### Bedroom Three

13' 7" x 7' 10" ( 4.14m x 2.39m )

Double glazed front facing window, central heating radiator, ceiling light fittings.

### Bedroom Four

10' x 9' 11" ( 3.05m x 3.02m )

Double glazed front facing window, central heating radiator, ceiling light fittings, currently used as an office.

### Bathroom

Double glazed rear facing window, ceiling light fittings, heated towel rail, low level flush w/c, large vanity wash hand unit with dual bowl basins & mixer taps, double shower cubical with glass screen & rain shower, tiling to floor and splash-prone areas.

### Outside

#### Front Garden

To the front of the property there is a bloc paved driveway, Tesla charging point, front side lawn, access to front door with canopy over, sensor lighting.

### Garage

17' 4" x 8' ( 5.28m x 2.44m )

Having electric operated up and over door, double glazed side facing window, ceiling light fittings, wall mounted 'Bosch' central heating boiler, space for washing machine & tumble dryer.

### Rear Garden

To the rear of the property there is a paved patio ideal seating area with pathway leading to a lawned garden. Outside water tap and security lighting, side gate access, storage space to both sides.



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## Wythwood Close, Stourbridge

- EXTENDED FAMILY HOME
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SOUGHT AFTER PEDMORE LOCATION

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers over  
**£625,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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