



Redlake Drive, Stourbridge, DY9 0RX

welcome to

Redlake Drive, Stourbridge

****SIX BEDROOMS SPACIOUS DETACHED FAMILY HOME****OCCUPYING A CORNER PLOT****TWO DRIVEWAYS****FOUR BATHROOMS****WELL PRESENTED THROUGHOUT****TOP QUALITY FIXTURES/.FITTINGS AND UTILITIES****OAK VENEERED DOORS****VERY SOUGHT AFTER ROAD****EARLY 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

Agent Note

This property is council tax band G.

Approach/Front Garden

Impressive large corner plot, lawned areas, mature trees, two driveways for ample parking, plot size just over a third of an acre, balcony to front, inset lighting surrounds the property, step up to open porch with wall light, picket fence.

Entrance Hallway

Double glazed front facing door & side windows, tiling to floor, under floor heating, ceiling spotlights, under stairs storage, stairs with half turn, understairs storage and doors to:-

W/C

Double glazed side facing window, ceiling light connection, tiling to floor & splash-prone areas, low level flush W/C, wash hand basin with mixer tap over and underfloor heating.

Study

13' 4" x 9' 10" (4.06m x 3.00m)

Double glazed rear and side facing window, ceiling light connections, central heating radiator, Strachan fitted furniture with two desk areas, laminate flooring.

Lounge Area

21' 8" x 13' 11" (6.60m x 4.24m)

Double glazed side facing window, ceiling spotlights, wall mounted feature inset gas fire, underfloor heating, opening to dining area.

Dining Area

27' 9" x 10' 6" (8.46m x 3.20m)

Double glazed rear and side facing windows, rear facing bi-fold door to garden, tiling to floor, ceiling spotlights, underfloor heating, opening to kitchen.

Kitchen

22' 7" x 14' 9" (6.88m x 4.50m)

Double glazed rear and side facing windows, ceiling spotlights, tiling to floor, underfloor heating, a stylish 'Siematic ' kitchen range of wall and base units with drawers and ' Silestone' worktops over, space for range master style oven, extractor over, recessed sink with Quooker tap over that generates hot, chilled and sparkling water, drainer, integrated dishwasher, breakfast island with space for five dining seats and ceiling lights over, full height integrated fridge, integrated waste bin, tiling to floor , underfloor heating and door to utility:-

Utility

17' 11" x 7' 2" (5.46m x 2.18m)

Double glazed side facing door and window, ceiling light connections, 'Avanti' kitchen with a range of wall and base units with worktops over, space for washing machine and tumble dryer, integrated under surface freezer, pull out larder cupboard with shelving, drawers, cupboard housing 'Worcester Bosch' central heating boiler, tiling to floor and underfloor heating.

Landing

ceiling spotlights, central heating radiator, cupboard housing water tank, loft access, loft being part boarded. Doors to:-

Bedroom One

15' x 14' 1" to front of wardrobes. (4.57m x 4.29m to front of wardrobes.)

Double glazed dual aspect front facing windows with electric Roman blinds, ceiling spotlights, central heating radiator, range of full height ' hammonds' wardrobes and bed with side tables, door to dressing room.

Dressing Room

8' 2" x 6' 7" (2.49m x 2.01m)

Sky light, range of full height fitted glass soft close wardrobes, range of 'hammonds' vanity unit and dressing table, door to en-suite.

En-Suite/Wetroom

Double glazed obscure side facing window, ceiling spotlights, paneled bath with shower attachment, opening to shower area with glass screen, cupboard storage with inset lighting to recessed areas, underfloor heating, further inset lighting, heated towel rail, wall mounted W/C, vanity storage unit wash hand basin with mixer tap over.

Bedroom Two

14' 9" x 12' 10" to back of wardrobes. (4.50m x 3.91m to back of wardrobes.)

Double glazed rear and side facing window, full height fitted wardrobes, ceiling spotlights and skylights, central heating radiator, fitted bed and side units, door to en-suite.

En-Suite

Double glazed obscure side facing window, ceiling spotlights, corner shower with glass doors, low level flush W/C, wall mounted wash hand basin with mixer tap, heated towel rail, tiling to floor and walls and fitted side shelving.

Bedroom Three

11' 10" x 9' 8" (3.61m x 2.95m)

Double glazed side facing window, ceiling lights, central heating radiator, laminate flooring, door to en-suite.

En-Suite

Double glazed side facing window, ceiling light, low level flush W/C, pedestal wash hand basin with mixer tap, corner shower with glass doors, heated towel rail, tiling to floor and splash-prone areas.

Bedroom Four

22' 5" x 14' to back of wardrobes (6.83m x 4.27m to back of wardrobes)

Double glazed front & rear facing windows with shutters, ceiling lights, central heating radiator, range of fitted wardrobes, range of 'Hammonds' fitted wardrobes and drawers, laminate flooring.



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Bathroom

Ceiling spotlights and ceiling light connections , tiling to walls and floor, paneled bath with shower over and glass screen, low level flush W/C, pedestal wash hand basin with mixer tap, heated towel rail, natural light tunnel, wall mirror and heated towel rail.

Bedroom Five

22' 2" max x 16' 4" max (6.76m max x 4.98m max)
Double glazed rear facing window, ceiling spotlights, central heating radiator, full height wardrobes glass sliding soft close doors, ' hammonds' range of fitted drawers, wall storage and cupboards with shelving, desk with pull out laptop tray and seating area, inset laundry basket, laminate flooring.

Bedroom Six

9' 6" to back of hanging rail. x 8' (2.90m to back of hanging rail. x 2.44m)
Double glazed front facing full height windows, ceiling lights, central heating radiator, currently used as a dressing room.

Rear Garden

Concrete imprint patio, outside light & tap, gate to further side patio area, feature low wall, side gate to frontage, mainly laid to lawn, mature trees & shrubbery surround the borders, fencing for privacy.

Garage

27' 5" x 16' 9" (8.36m x 5.11m)
Electric operated door, double glazed rear facing windows and door.

Bedroom Six

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Double glazed front facing full height windows, ceiling lights, central heating radiator, currently used as a dressing room.

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- DESIRABLE ADDRESS
- SIX BEDROOM DETACHED FAMILY HOME
- WALKING DISTANCE TO SOUGHT AFTER SCHOOLS
- FOUR BATHROOMS/ TOP QUALITY KITCHEN AND UTILITIES

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

offers in excess of

£1,150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAG105758 - 0004

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