



**BRIDGNORTH ROAD, STOURTON,
SOUTH STAFFORDSHIRE DY7 6RT**

Taylor's

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With a curved driveway approach enhancing privacy from Bridgnorth Road, and with a HUGE REAR GARDEN extending to a PRIVATE PADDOCK, this MOST APPEALING, EXTENDED AND IMPROVED, VERSATILE, 3/4 BEDROOM, DETACHED FAMILY HOME will require an internal viewing so to fully appreciate the deceptive accommodation, which has double glazing and gas central heating, to briefly comprise: Initial Hall, Large Reception Hall, Principle Sitting Room, Additional Family Room/Bedroom 4, Dining Room, BREAKFAST KITCHEN via a Side Hall, Utility Room, Home Office/Study, Ground Floor Double Bedroom, Spacious Bathroom, First Floor Landing, SIGNIFICANT PRINCIPLE BEDROOM, Further First Floor Double Bedroom and Second Bathroom. Generous Driveway, Detached Garage, and with an INCREDIBLY LONG BEAUTIFUL GARDEN leading onto a PRIVATE PADDOCK. Tenure: Freehold. Construction: Brick/render/pitched roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band F. EPC C.



In further detail the accommodation is seen to comprise;

GROUND FLOOR

A side facing UPVC door with inset ornate double glazing opens to the;

INITIAL HALL

With an attractive tiled floor, ceiling light point and a square paned obscure glazed door which continues to;

LARGE RECEPTION HALL 16' 0" x 10' 10" (average)

Undoubtedly a lovely large entrance which includes stairs and a balustrade to the first floor accommodation (later mentioned) and has a UPVC diamond leaded double glazed window to the side elevation. In addition there is a central heating radiator, versatile understair storage, and natural wood doors which radiate off;

FAMILY ROOM/BEDROOM 4 14' 10" x 12' 0" (when measured at widest points)

With a delightful UPVC diamond leaded double glazed box bay window to the front and further with a central heating radiator, provisions for a television, coving to the ceiling, decorative dado relief, three wall light points and with a ceiling light point.

PRINCIPLE SITTING ROOM 18' 2" x 12' 8"

With UPVC double glazed double opening doors and surrounding double glazed windows viewing to the lengthy rear garden, and with additional UPVC double glazed windows to the side elevation. Feature fireplace with gently raised and projecting hearth, together with a part recessed "coal effect" living flame styled gas fire. Central heating radiator, coving to the ceiling, decorative dado relief, provisions for a television and with a ceiling light point.

GENEROUS GROUND FLOOR BEDROOM 17' 1" (into bay) x 12' 0" (at widest point)

With a wide UPVC diamond leaded double glazed box bay window to the front, together with fitted sliding door wardrobes, central heating radiator, coving to the ceiling and ceiling light point.

Also from the reception hall, doors continue to lead off;

LARGE PRINCIPAL BATHROOM 10' 4" x 8' 0"

With two UPVC obscure double glazed windows and appointed with a four piece arrangement to include a LARGE CORNER SHOWER ENCLOSURE having complementary full height splashback tiling within, and with tiling continuing at half height to form a surround to the offset corner bath, low level WC and to the hand wash basin which sits above a double door vanity cupboard. Central heating radiator, tiled floor, extractor fan, two wall light points and with a ceiling light point.

SECOND BATHROOM 9' 10" x 6' 7"

With a double glazed Velux skylight window and appointed with a five piece arrangement to include an offset corner bath with hand held shower attachment, and with complementary half height splashback tiling forming a surround which continues to both the pedestal wash hand basin, low level WC, bidet and further to the shower enclosure. Central heating radiator, extractor fan and with a ceiling light point.

OUTSIDE

Gently elevated and set back behind Bridgnorth Road itself, a driveway widens in front of the property so to provide for convenient parking and a "turning circle". The drive also extends alongside the property to a LARGE SINGLE GARAGE and furthermore provides an approach to the property's side facing principal entrance.

SUBSTANTIAL REAR GARDENS AND PADDOCK

Undoubtedly a "stand out feature" of this property is the significant garden which is present to the rear. With an initial patio space, there are well tended lawns beyond with established borders and with "ranch styled" fencing providing occasional division. Moreover, to the property's rear boundary, there is a GENEROUS PLOT which the present owners have previously utilised as a paddock, yet with a variety of potential usage. Indeed, for anyone that has a keen interest this is a garden which should provide for many opportunities and the selling agents feel that it is only upon viewing that this aspect can be fully appreciated.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DINING ROOM 12' 7" x 11' 10"

With UPVC double glazed double opening doors viewing to the lengthy rear garden and with ample space for the arrangement of formal dining table, chairs and other furnishings as maybe preferred. Central heating radiator, coving to the ceiling, decorative dado relief, ceiling light point and with a natural wood door continuing to the;

SIDE HALL

With a practical tiled floor, central heating radiator, coving to the ceiling, ceiling light point and doors which lead off;

BREAKFAST KITCHEN 19' 3" x 9' 0"

Naturally well illuminated via UPVC double glazed windows to the side and rear and with a UPVC door having ornate inset double glazing opening to an external patio (later mentioned). Furnished with an excellent range of cupboards, the base units with drawers are surmounted by roll edged work surfaces and include an inset one and a half bowl stainless steel sink and drainer having mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and includes the built-in "four burner" gas hob which has a fitted stainless steel canopy hood above. To an opposing wall there is a built-in gas oven. Suitable space for a larger fridge and separate freezer, suitable space and plumbing for a dishwasher, and with a variety of wall mounted cupboards providing for additional storage space. Defined space for breakfasting table and chairs, central heating radiator, tiled floor, coving to the ceiling and with two ceiling light points.

Also from the side hall a part square paned glazed door opens to the;

UTILITY 10' 0" x 6' 5"

Which has a UPVC obscure double glazed window to the side and a broad expanse of work surface which has a double door cupboard below, inset stainless steel sink and drainer with mixer tap above, and with suitable space for a number of appliances including space and plumbing for an automatic washing machine. Range of wall mounted cupboards, central heating radiator, tiled floor, extractor fan, fluorescent ceiling strip light, and with a part square paned glazed door leading on to;

STUDY/HOME OFFICE 18' 3" (including the initial recess) x 6' 5"

With a UPVC diamond leaded double glazed window to the front, central heating radiator, coving to the ceiling and with both a fluorescent ceiling strip light and a conventional ceiling light point.

VERSATILE CLOAKS CUPBOARD

A "walk-in" arrangement which includes a UPVC obscure double glazed window to the side elevation, provides for ample coat hanging and general purpose storage space, has a tiled floor, fluorescent ceiling strip light and houses the Baxi self-condensing gas fired boiler system.

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise with a balustrade to;

LANDING

With a large double glazed Velux window providing for natural illumination yet also a distant view towards farmland fields.

Doors lead off;

HUGE PRINCIPLE BEDROOM 21' 8" x 15' 8"

Undoubtedly enjoying one of the best views, with a large UPVC double glazed window viewing to the rear garden yet also towards countryside and farmland. There are a variety of fitted wardrobes, drawers and cupboard storage, matching bedside tables, as well as double glazed Velux skylight windows to the side elevation, central heating radiator and two ceiling light points.

FURTHER DOUBLE BEDROOM 15' 9" x 12' 4" (when measured at widest points)

With a large UPVC diamond leaded double glazed window to the front, variety of fitted wardrobes, dressing table with drawers, and with a tall chest of drawers. Central heating radiator, double glazed skylight window to the side elevation and with a ceiling light point.



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EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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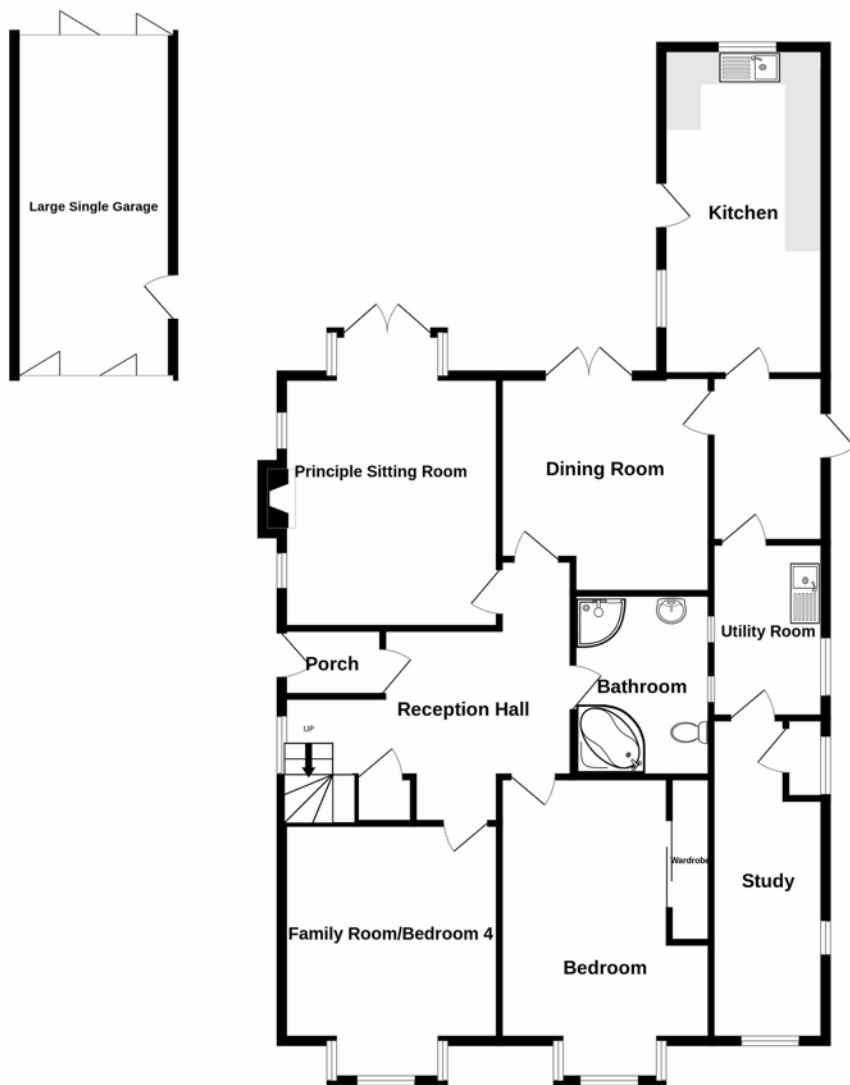
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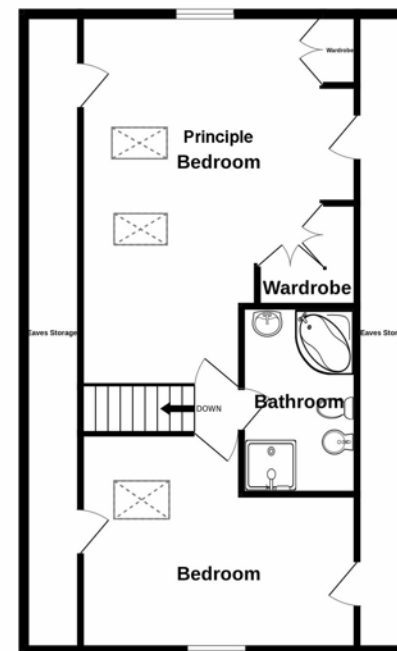
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Ground Floor



1st Floor



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