



The Swallows, Hunters Ride,
LAWNSWOOD, DY7 5QN

Taylor's

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Price: £775,000

Enjoying a highly desirable and prestigious address, this **INDIVIDUAL** and **SUBSTANTIAL DETACHED FAMILY HOME** is set back beyond the **VERY LARGE DRIVEWAY** with **DOUBLE GARAGE, CARPORT** and to the rear are the **BEAUTIFULLY ESTABLISHED PRIVATE GARDENS** and furthermore the property includes a **BLOCK OF THREE STABLES, THREE PADDOCKS AND WOODLAND** totalling around 4.18 acres. The **EXTENDED** and **WELL PRESENTED** layout includes **CENTRAL HEATING, PART DOUBLE GLAZING** and comprises: entrance porch, reception hall with guest cloakroom/WC off, large full depth lounge with views over the established rear gardens, separate formal dining room, family dining kitchen, separate utility/laundry room, gallery landing, **FOUR EXCELLENT BEDROOMS**, bedroom one with **ENSUITE SHOWER ROOM** and Balcony, bedroom two with sitting area/home office/playroom off and family bathroom. While surrounded by beautiful South Staffordshire countryside the property is also well placed for surrounding towns and amenities including Kingswinford, Stourbridge and the nearby **A449** leads to both Kidderminster and Wolverhampton City Centre. Good primary and secondary schools are also within easy reach. Tenure: **FREEHOLD**. Construction: **Standard Brick Construction** with tiled roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band - **G**. EPC - **E**. **KINGSWINFORD OFFICE**.

GROUND FLOOR

ENTRANCE PORCH 10' 1" x 2' 7": With further door to:

RECEPTION HALL 18' 7" x 12' 0": Having an open staircase to the first floor landing, **BUILT-IN CLOAKS CUPBOARD/STORAGE**.

GROUND FLOOR GUEST CLOAKROOM/WC 6' 1" x 5' 7": Including a push button flush WC, wash basin, fitted furniture incorporating useful cupboard storage space and there is a tiled floor.

LARGE FULL DEPTH LOUNGE 19' 0" x 13' 9": Having double glazed bi-folding doors to the rear garden, double glazed window to the side, double glazed window to the front and log burner.

FORMAL DINING ROOM 12' 0" x 9' 5": Providing ample space for dining furniture and window to the rear.

FAMILY DINING KITCHEN 16' 2" x 10' 2": Appointed with a range of oak style units including a two and a half sink unit, **INTEGRATED HOB, INTEGRATED OVEN**, ample appliance space, base and wall cabinets and a window to the rear and side.

UTILITY/LAUNDRY ROOM 8' 1" x 7' 5": Including the sink drainer unit, recess and plumbing for washing machine, base and wall cabinets, tiled floor, door to the rear garden and door to the double garage.

block, paddocks and woodland.

Comprising of three stables:

STABLE ONE 12' 1" x 11' 5"

STABLE TWO 12' 1" x 10' 1"

STABLE THREE 12' 1" x 10' 3"

Adjacent to the stable block is the **SUBSTANTIAL STORE** (originally used as a hay store).

The additional land belonging to "The Swallows" also includes a lower, middle and higher paddock. The extensive woodlands and paddocks combine to include an area in the region of 4.18 acres. Please note there is also a public footpath leading through the woodland.





FIRST FLOOR

GALLERY STYLE LANDING 15' 8" x 17' 9": Including built-in linen cupboard/storage and doors to:

BEDROOM ONE 16' 2" x 13' 9": With a double glazed window to the front, sliding doors to the BALCONY, FITTED BEDROOM FURNITURE and door to:

ENSUITE SHOWER ROOM 8' 0" x 3' 5": Including the shower cubicle, push button flush WC and wash basin.

HOME OFFICE/PLAYROOM 16' 4" x 9' 6": Having double glazed window to the front and doorway to:

BEDROOM TWO 15' 5" x 8' 8": With a double glazed window to the front and rear aspects.

BEDROOM THREE 12' 9" x 9' 6": With a window to the rear and built-in wardrobe.

BEDROOM FOUR 12' 10" x 7' 7": With a window to the rear and side aspect and built-in wardrobe.

FAMILY BATHROOM 10' 0" x 7' 4" maximum: Including the corner spa bath, separate shower cubicle, wash basin with vanity unit, push button flush WC, heated towel rail, full height tiling to the walls and a window to the rear.

OUTSIDE

This substantial property is set well back beyond the LARGE TARMAC DRIVEWAY which has an attractive block paved edging stone with well maintained lawns alongside. There are large side gates which provide access to the rear garden and pathway leading down to the stables.

DOUBLE GARAGE 17' 9" x 15' 8": Entered via an up-and-over door having window to the side and door to the utility.

CARPORT 17' 3" x 9' 5": Through the carport is access into the garden.

ESTABLISHED REAR GARDEN: Comprising of a large level paved patio area, a substantial garden store (11' 8" x 7' 3"), gates to the rear carport and there are large gates to the side of the property which return to the front driveway. There are rockery borders and lawns gently slope away from the rear of the property down to a small natural stream and a lower patio area/suntrap. A pathway leads over the brook to the stable

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

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.

COUNCIL TAX BAND G.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

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Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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