

23 Stuarts Green, Stourbridge, DY9 0XR

Offers In The Region Of £715,000







WALTON & HIPKISS

23 Stuarts Green
Stourbridge
DY9 0XR

4

1

2

C

Discover this beautifully presented four bedroom detached property, perfectly positioned in a desirable area of Stourbridge. The substantial block paved driveway provides ample off road parking and leads to the integral garage, ensuring convenience from the moment you arrive. Step inside to an inviting entrance hall, setting the tone for the spacious accommodation within.

The ground floor offers a flexible layout, beginning with a welcoming living room, featuring an elegant fireplace and large sliding doors that open into the bright conservatory. This additional reception space provides a wonderful connection to the rear garden, ideal for relaxation or entertaining guests. A separate dining room offers a formal setting for meals, creating distinct areas for family life.

The well appointed kitchen diner is a practical and stylish space, boasting a range of cream coloured units, integrated appliances, and ample counter space, with room for a breakfast table. Adjacent to the kitchen is a useful utility room, offering extra storage and laundry facilities, complemented by a downstairs cloakroom for added convenience.

Upstairs, the property continues to impress with four well proportioned bedrooms. The master bedroom is a true sanctuary, benefiting from extensive fitted wardrobes and a private ensuite shower room, offering a luxurious start to the day. A further three bedrooms provide comfortable accommodation for family members or guests, one currently utilised as a home office, showcasing the property's versatility. These are served by a modern family bathroom, complete with a bath and overhead shower.

The exterior is equally appealing, with a mature and private rear garden featuring a paved patio area perfect for outdoor dining and a lawn framed by established shrubs and trees, providing a tranquil escape. This home perfectly balances comfortable family living with excellent access to local amenities and transport links.

Living Room
17'06" (max) x 12'06" (max)
A spacious living room with ample seating, a fireplace with decorative surround and carpeted flooring. A large window provides views towards the conservatory and garden. Glazed sliding doors providing access to the conservatory, allowing natural light into the room.

Dining Room
13'02" (max) x 17'06" (max)
A formal dining room offering generous space for entertaining, featuring a large window that fills the room with natural light. The room is finished with soft carpeting and neutral walls.

Conservatory
11'07" (max) x 11'10" (max)
The conservatory is a bright and airy space with panoramic windows, offering a wonderful view of the garden. Double doors provide convenient access to the paved patio and lawn beyond.

Kitchen/Dining Area
15'08" x 9'08"
A bright and spacious kitchen and dining area with a central island providing additional workspace. The dining area is positioned by the window, with large windows overlooking the garden and providing plenty of natural light. The kitchen also benefits from access to an adjoining utility room, adding to the practicality of the space.

Utility Room
A practical utility room with a washing machine and ample work surfaces, providing essential space for laundry and additional kitchen storage. A window allows natural light to brighten the room.

Bedroom 1
12'10" (max) x 12'07" (max)
A spacious master bedroom with a large window overlooking the garden, built-in wardrobes and a private en-suite bathroom.

En-Suite
A modern en-suite shower room with a walk-in shower, washbasin with vanity storage and neutral finishes.







Bedroom 2
10'07" (max) x 12'07" (max)
A spacious second bedroom with fitted wardrobes and a large window overlooking the front garden.

Bedroom 3
10'03" (max) x 9'06" (max)
A well-sized third bedroom with a window overlooking the garden, offering flexible accommodation.

Bedroom 4
8'04" (max) x 8'06" (max)
A compact fourth bedroom with a window providing natural light, suitable as a bedroom or study.

Bathroom
A family bathroom with a bath and shower over, pedestal basin, WC and frosted window providing natural light and privacy.

Rear Garden
A well-maintained rear garden with a paved patio, lawn, mature shrubs and trees, with direct access from the conservatory.





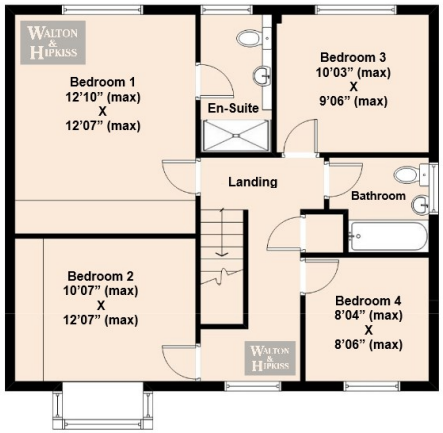
23 Stuarts Green, Stourbridge, DY9 0XR





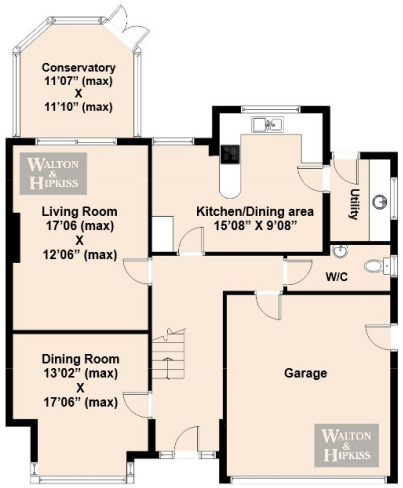






First Floor

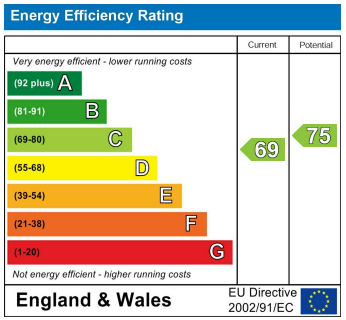
This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.



Ground Floor

This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: C
Council Tax Band: F

CONTACT

111 Worcester Road
Hagley
Worcestershire
DY9 0NG

E: hoffice@waltonandhipkiss.co.uk
T: 01562 886688
https://www.waltonandhipkiss.co.uk/