



Chantry Road, Staffordshire DY7 6SA

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## Chantry Road, Staffordshire DY7 6SA

Nestled in a sought after area of Stourton, this delightful five bedroom detached family home offers both charm and space. The home makes an excellent first impression with its expansive block paved driveway, providing ample off road parking for several vehicles and access to a generous double garage. The ground floor features a welcoming reception hall, a convenient cloakroom, useful study/games room to the front, generous sized open plan family room with a stylish modern kitchen/ dining room with an opening to the utility room and a sizable lounge with a feature open fire. Upstairs, the first floor hosts a spacious en suite master bedroom with a dressing area, bedroom two with an additional en suite and built in wardrobes, three additional good sized bedrooms, and a contemporary family bathroom. Outside, the rear garden is perfect for families and entertainers alike, boasting plenty of room to enjoy outdoor living. Chantry Road is perfectly positioned for families seeking both peace and convenience enjoying a semi-rural setting on the edge of Stourbridge, close to the villages of Wollaston and Kinver. Residents can enjoy scenic countryside walks, local amenities, and nearby attractions such as Stourbridge Rugby Club. For commuters, the A449 provides direct access to Wolverhampton and Worcester, while Stourbridge town offers a wide range of amenities. For parents, education is catered for, with a selection of highly regarded primary and secondary schools in the area, including those in Wollaston and Kinver. With its spacious layout, peaceful location, and strong community connections, this home is the perfect setting to plant roots and create a lifetime of memories.





### **Front of the Property**

To the front of the property is block paved driveway, raised Astroturf lawn to the front, shrubbed borders, gated side access and a double glazed door to the front.

### **Porch**

With a double glazed window and door to the front, and a door leading to the reception hall.

### **Reception Hall**

With a door from the porch, doors leading to various rooms, understairs storage cupboard, stairs leading to the first floor landing and a central heating radiator.

### **Cloakroom**

With a door from the entrance hall, WC, wash hand basin with tiled splash back, extractor fan and a central heating radiator.

### **Open Plan Family Room**

#### **Lounge Area**

17'6" x 14'6"

With an opening from kitchen/diner area, double glazed window to the rear, double glazed French doors leading to the rear garden, feature open fire with decorative stone surround and recessed spotlights.

#### **Kitchen/ Diner Area**

13'9" x 17'5"

With a door from the entrance hall, double glazed window to the rear and French doors to the rear, a modern fitted kitchen with a range of wall and base units, Quartz worksurface with matching splashback, one and a half bowl inset sink, integrated double oven, five ring gas hob with stainless steel cooker hood above, integrated fridge/freezer, integrated dishwasher and an opening leading to utility.

#### **Utility Room**

7'2" x 8'2"

With an opening from the kitchen/ diner area, fitted wall and base units, worksurface over with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, wall mounted boiler and a double glazed door to the side.



#### **Study/ Games Room**

15'4" x 8'11"

With a door from the reception hall, double glazed window to the front and a central heating radiator.

#### **Landing**

With stairs from the reception hall, double glazed window to the front, loft access and a central heating radiator.

#### **Bedroom One**

16'2" x 12'5"

With a door from the first floor landing, double glazed window to the rear, dressing area with built in wardrobes, recessed spotlights, door leading to the en suite and a central heating radiator.

#### **En Suite**

10'2" x 6'0"

With a door from bedroom one, freestanding bath, shower cubical, WC, wash hand basin set into vanity, recessed spotlights, extractor fan and a heated towel rail.

#### **Bedroom Two**

11'9" x 10'7"

With a door from the first floor landing, double glazed window to the rear, built in wardrobes, recessed spotlights, door leading to en suite and a central heating radiator.

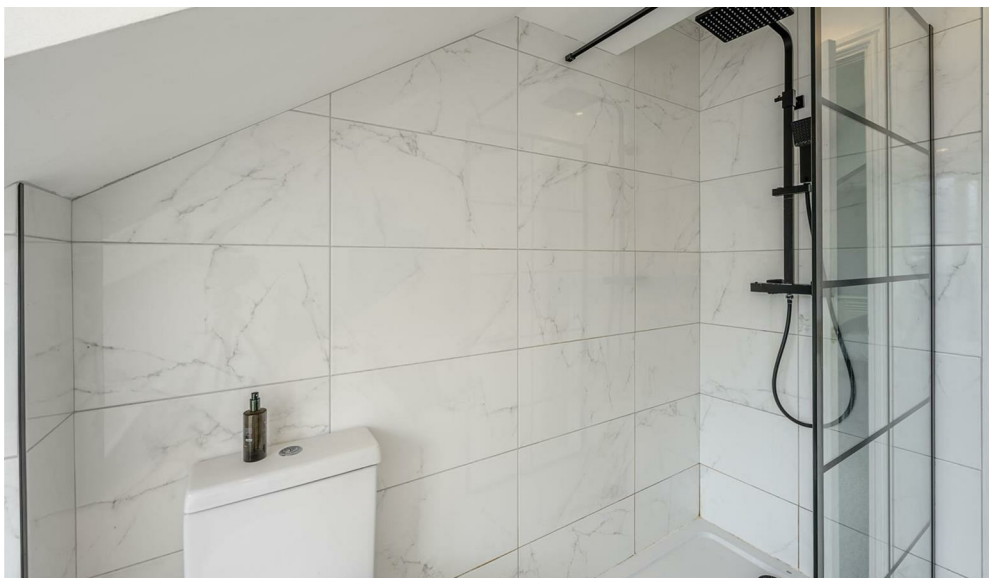
#### **En Suite**

With a door from bedroom two, double glazed window to the side, shower cubical, WC, wash hand basin, part tiled walls, extractor fan and a central heating radiator.

#### **Bedroom Three**

12'1" x 9'2"

With a door from the first floor landing, double glazed window to the front, built in wardrobes and a central heating radiator.



#### **Bedroom Four**

12'8" x 8'9"

With a door from the first floor landing, double glazed window to the rear and a central heating radiator.

#### **Bedroom Five**

8'2" x 9'5"

With a door from the first floor landing, double glazed window to the front and a central heating radiator.

#### **Bathroom**

With a door from the first floor landing, double glazed window to the rear, P-shaped bathtub with shower over, WC, wash hand basin set into vanity, part tiled walls, recessed spotlights, extractor fan and a chrome heated towel rail.

#### **Double Garage**

16'4" x 15'10"

With an electric garage door to the front, double glazed window to the side, power and lighting and a door leading to the entrance hall.

#### **Garden**

With double glazed french doors leading from kitchen diner and lounge to a patio seating area, well maintained lawn, mature shrubs and trees, outside power and tap, decorative chipping stones gated side access leading to the front of the property.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
01384 443331 <https://www.hunters.com>

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