



Ferndale Park, Stourbridge DY9 0RB

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EXCLUSIVE



## Ferndale Park, Stourbridge DY9 0RB

Occupying a generous-size plot amongst this well established and highly desirable address is this immaculately presented four bedroom detached family home. Having been meticulously refurbished and modernised to the highest of standards; the property offers a 'show-home' style finish with a sociable open plan layout ideal for entertaining. To give prospective buyers an insight, the property briefly comprises of impressive and welcoming entrance hall complete with oak flooring running throughout the ground floor, ground floor cloakroom, separate living room, an impressive family room with a beautiful and modern kitchen area complete with Quartz worksurfaces, centre island and a whole host of integrated appliances as well as a generous-size lounge diner area with floor-to-ceiling patio doors leading to rear garden. Continuing upstairs off the landing to four well proportioned bedrooms, master and bedroom two with en suite shower room and built in wardrobes, and elegant family bathroom with large bathtub and a separate shower cubical. The rear garden is thoughtfully laid out with a decking and paved patio seating area, well maintained lawn beyond with private aspect. To the front of the property is a large tarmac driveway with block paved borders leading to a useful integral garage. Additional benefits include being within close proximity to reputable local schools within Hagley Village and has excellent transport links to nearby motorway and Stourbridge Junction. This is a perfect example of a exceptionally presented home that must be viewed to appreciate what's on offer.





#### **Front of the Property**

To the front of the property is a tarmac driveway with block paved borders, EV charging point, electric garage door allowing access to the garage, step leading to the solid oak front door and gated side access.

#### **Entrance Hall**

With a solid oak door and double glazed window to the front, oak flooring, doors leading to various rooms, stairs leading to the first floor landing and a central heating radiator.

#### **Cloakroom**

With a door from the entrance hall, double glazed window to the side, WC, wash hand basin set into vanity unit, extractor fan, tiled flooring and a chrome heated towel rail.

#### **Living Room**

13'8" x 14'9"

With a door from the entrance hall, three double glazed windows to the front, oak flooring, recessed spotlights, double doors leading to the family room and a central heating radiator.

#### **Family Room**

31'0" (max) x 32'0" (max)

#### **Living Area**

With a door from the entrance hall and double doors leading from the living room, two skylight windows, two double glazed floor to ceiling aluminium patio doors leading to the rear garden, space for seating and dining table, recessed spotlights and two central heating radiators.

#### **Kitchen Area**

With an opening from the living area, double glazed window to the rear and one skylight window, a modern fitted kitchen with a range of wall and base units, Quartz worksurfaces over with matching splashback, inset one and a half bowl sink and drainer with macerator, integrated double oven, microwave and plates warmer, five ring induction hob with stainless steel extractor fan above, integrated dishwasher, wine cooler, instant boiling water tap, space for American style fridge and freezer, tiled flooring with under floor heating, breakfast bar, recessed spotlights, door leading to utility room and underfloor heating.



#### **Utility Room**

5'10" x 11'0"

With a door from the kitchen area, double glazed window to the side, modern fitted wall and base units, work surface over with splashback, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, tiled flooring, door leading to garage, double glazed door to the side and a central heating radiator.

#### **Landing**

With stairs from the entrance hall, doors leading to various rooms, oak flooring, loft access and a central heating radiator.

#### **Bedroom One**

11'5" x 17'8"

With a door from the first floor landing, two double glazed windows to the rear, built in wardrobes, oak flooring, door leading to the en suite and a central heating radiator.

#### **En Suite**

7'4" x 5'1"

With a door from bedroom one, WC, wash hand basin set into vanity unit, large shower cubical with waterfall shower and separate shower head attachment, recessed spotlights, extractor fan, tiled flooring and fully tiled walls, underfloor heating and a chrome heated towel rail.

#### **Bedroom Two**

10'5" x 11'0"

With a door from the first floor landing, double glazed window to the rear, oak flooring, door leading to en suite and a central heating radiator.

#### **En Suite**

4'11" x 7'6"

With a door from bedroom two, WC, wash hand basin, large walk-in shower cubical, tiled flooring and fully tiled walls, recessed spotlights, extractor fan, underfloor heating and a chrome heated towel rail.



### **Bedroom Three**

10'5" x 9'10"

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

### **Bedroom Four**

7'5" x 9'7"

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

### **Bathroom**

8'10" x 10'9"

With a door from the first floor landing, double glazed window to the front, a modern fitted bathroom with a bathtub with a shower attachment, separate shower cubical, WC, wash hand basin set into vanity unit, recessed spotlights, extractor fan, tiled flooring and fully tiled walls, underfloor heating and a chrome heated towel rail.

### **Rear Garden**

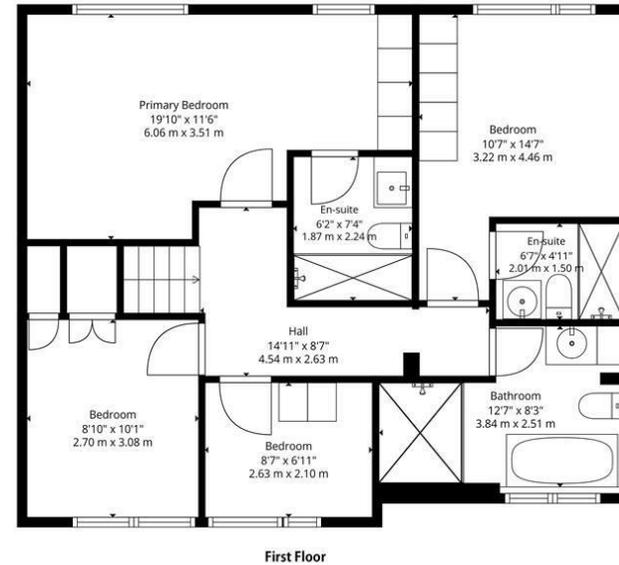
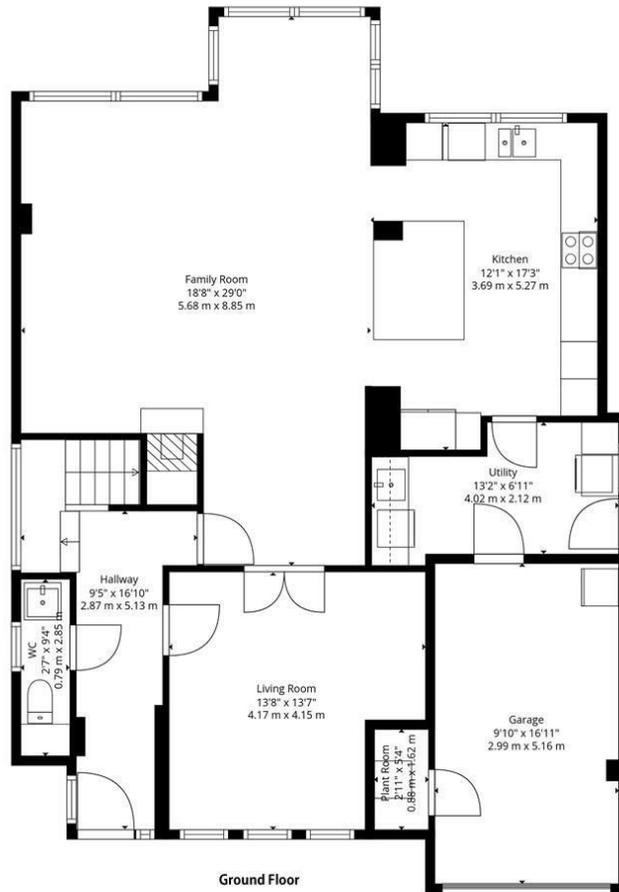
With two double glazed floor to ceiling aluminium patio doors leading to a decked seating area, paved patio to the sides, lawn beyond, shrubbed borders, gated side access to either sides, outdoor lighting, outside tap and power points.

### **Garage**

16'0" x 8'0"

With an electric garage door to the front of the property, power and lighting, and a door leading to the utility room.

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.



Main House Approximate Area: 186m<sup>2</sup> | 2009 sq ft.

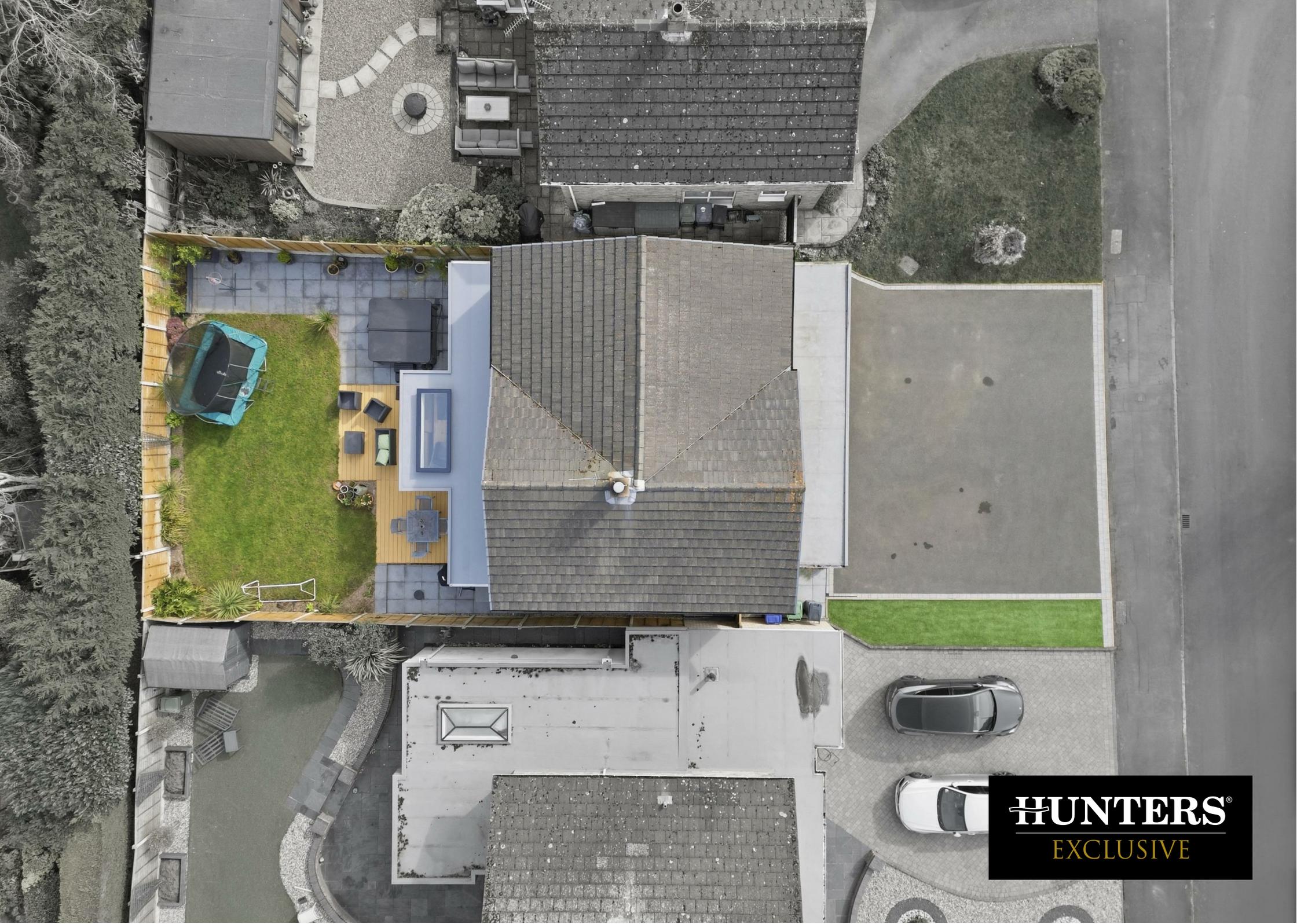
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>73</b> → <b>76</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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