



Draycott, Wolverhampton WV5 7EA

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Hunters Exclusive are delighted to present 'Sandy Ridge' which is a beautifully presented three bedroom detached home in the small rural hamlet of Draycott, close to Claverley. Surrounded by stunning countryside this property offers spacious and versatile living accommodation with a well maintained and low maintenance secluded rear garden. The property has shared access via electric gates which open up to ample parking, the accommodation comprises: entrance hall, sitting room, dining room, open plan kitchen breakfast room, spacious orangery with patio doors leading to the rear garden, utility/cloakroom, study, master bedroom with en suite, dressing area and walk in wardrobe, two further bedrooms and a house bathroom. The stunning low maintenance private rear garden has various patio and decked seating areas, garden pond, decorative chipping stones, spacious summerhouse with double glazed patio doors and sliding windows, jacuzzi room, useful garden stores and gates to both sides providing access to the front of the property.





#### **Front Of The Property**

To the front of the property there is a dwarf wall steps leading to the front door, decorative chipping stones either side with gates to both sides providing access to the rear garden, there are raised sleepers to the side with chipping stones. The property has shared access via electric gates and has multiple parking spaces to the front of the property.

#### **Entrance Hall**

With a double glazed composite door to front, slate tiled floor, doors to various rooms and two central heating radiators.

#### **Sitting Room**

14'1" x 11'1"

With a door leading from the entrance hall, double glazed window to front, recessed spotlights and a central heating radiator.

#### **Kitchen Breakfast Room**

11'5" x 17'0"

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, integrated fridge, space for range cooker, stainless steel cooker hood, space for American fridge freezer, plumbing for washing machine, one and a half sink and drainer, tiled floor, recessed spotlights, double glazed window to rear, doors to various



rooms, island with breakfast bar, storage cupboard and a central heating radiator.

#### **Dining Room**

13'5" x 11'1"

With a door leading from the kitchen breakfast room, double glazed window to front, recessed spotlights and a central heating radiator.

#### **Utility Room**

8'2" x 5'2"

With a door leading from the kitchen breakfast room, WC, wash hand basin, recessed spotlights, tiled floor, cupboards, plumbing for washing machine, space for tumble dryer and a chrome heated towel rail.

#### **Orangery**

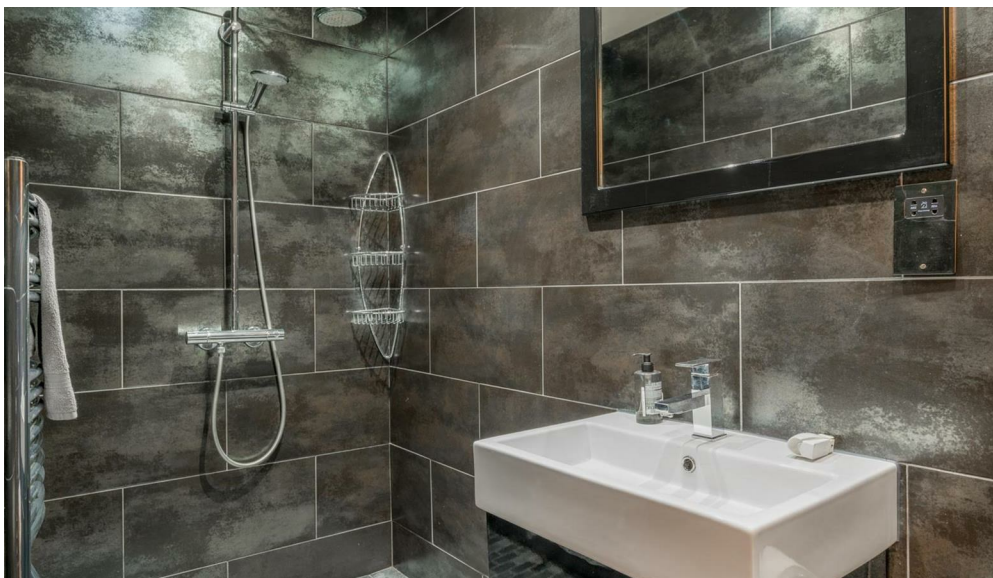
23'7" x 17'4"

With a door leading from the kitchen breakfast room this spacious family room has slate tiled floor, double glazed windows to rear and side, double glazed doors to garden and two central heating radiators.

#### **Study**

With a door leading from the entrance hall, slate tiled floor and recessed spotlights.





#### **Inner Hall**

With a door leading from the entrance hall, laminate floor, recessed spotlights, loft access,

#### **Bedroom Three**

10'9" x 8'10"

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

#### **Bedroom Two**

10'9" x 10'9"

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

#### **Bedroom One**

13'9" x 12'9"

With a door leading from the inner hall, double glazed window to rear, open to en suite, dressing area and walk in wardrobe, recessed spotlights and a central heating radiator.

#### **Dressing Area**

With fitted wardrobes and recessed spotlights.



#### **En Suite**

Open from the master bedroom this en suite has a fitted waterfall shower head and separate shower attachment, recessed spotlights, extractor fan, WC, wash hand basin, tiled floor and walls, shaver point and a chrome heated towel rail.

#### **Bathroom**

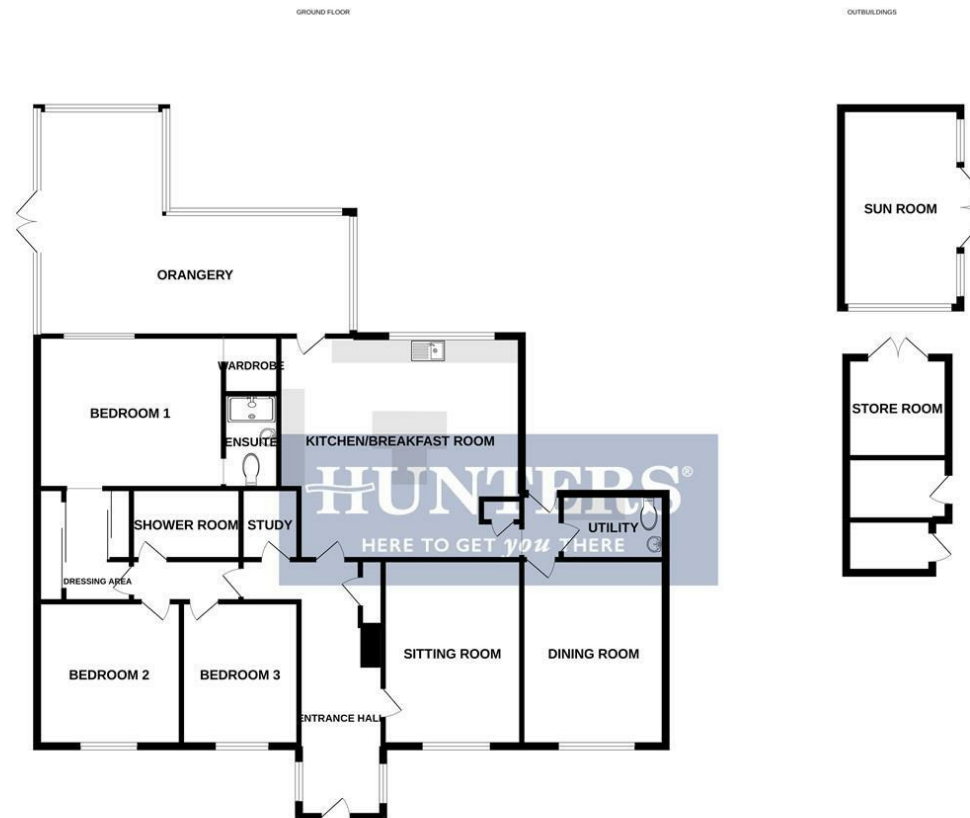
With a door leading from the inner hall, walk in shower, WC, wash hand basin, tiled floor and walls, extractor fan and recessed spotlights.

#### **Garden**

With double glazed doors leading from the orangery, this secluded and landscaped rear garden has a selection of patio and decked seating areas, garden pond, decorative chipping stones, spacious summerhouse with double glazed patio doors and sliding windows, jacuzzi room, useful garden stores and gates to both sides providing access 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.



SANDY RIDGE

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>                          |           | <b>77</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>63</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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