



The Stableyard, Mile Flat Farm, Greensforge, Wall Heath, DY6 0AU

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## The Stableyard, Mile Flat Farm, Greensforge, Wall Heath, DY6 0AU

Hunters are delighted to offer 'The Stableyard' which is an exclusive development consisting five three bedroom detached homes situated in this highly desirable semi-rural location on the countryside fringes of Wall Heath. Accessed via a private driveway, these stunning homes have been expensively appointed throughout and are available to view immediately.

5 The Stableyard is a three bedroom detached bungalow which comprises: welcoming entrance hall, cosy lounge with patio doors leading to the rear garden, gorgeous open plan kitchen dining room with a feature island and integrated appliances, master bedroom with lovely en suite shower room, two further double bedrooms and an attractive bathroom. To the front of the property is a paved courtyard style driveway with access leading to the garage and gated side access leading to a private rear garden.

Well positioned within easy reach of open countryside, these lovely homes are also on the doorstep of Wall Heath & Kingswinford villages which offer an array of amenities including restaurants, pubs, shops and doctors, whilst being within the catchment area of some fantastic primary and secondary schools.





### **Front of the Property**

To the front of the property is a paved courtyard style driveway, storm porch with door leading to the entrance hall, outdoor lighting, electric door leading to the garage and a gate to the side providing access to the rear garden.

### **Entrance Hall**

With a double glazed door leading from the front of the property, this welcoming entrance hall has doors leading to various rooms, two double glazed windows to front and two central heating radiators.

### **Kitchen Dining Room**

12'2" x 21'4"

With a door leading from the hall this stunning open plan kitchen dining room is fitted with a range of shaker style wall and base units with, work surfaces over and matching upstands, centre island with integrated wine cooler and breakfast bar, integrated fridge and freezer, double oven, dishwasher and washer dryer, one and a half bowl sink and drainer, induction hob with extractor above, space for dining table, double glazed window to front, plinth lights, double glazed french doors leading to the rear garden, recessed spotlights and a vertical central heating radiator.

### **Lounge**

10'4" x 13'3"

With a door leading from the hall this cosy lounge has double glazed french doors leading to the garden and a central heating radiator.





### **Master Bedroom**

10'0" x 13'11"

With a door leading from the hall, door leading to the en suite, double glazed window to rear and a central heating radiator.

### **En Suite**

4'10" x 7'6"

With a door leading from the master bedroom this lovely en suite shower room has a WC and wash hand basin set into vanity unit with tiled splashback, walk in shower cubicle with waterfall shower over, heated towel rail, extractor fan, recessed spotlights and double glazed window to the rear.

### **Bedroom Two**

10'9" x 10'3"

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

### **Bedroom Three**

8'10" x 14'5"

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



## **Bathroom**

6'9" x 10'3"

With a door leading from the hall this impressive bathroom is fitted with a WC and wash hand basin set into vanity unit with tiled splashback, bath with waterfall shower over, heated towel rail, extractor fan, part tiled walls, recessed spotlights and a double glazed window to rear.

## **Garden**

With double glazed french doors leading from the kitchen dining room and lounge to a private patio area with lawn beyond, outdoor tap and gated side access leading to the front of the property.

## **Garage**

18'8" x 11'9"

With an electric up and over door leading from the driveway, wall mounted boiler, power and lighting.

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  
1275 sq.ft. (118.5 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx.

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) A		93
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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