



Virginia Lodge, Hunters Ride, Lawnswood, Stourbridge, DY7 5QN



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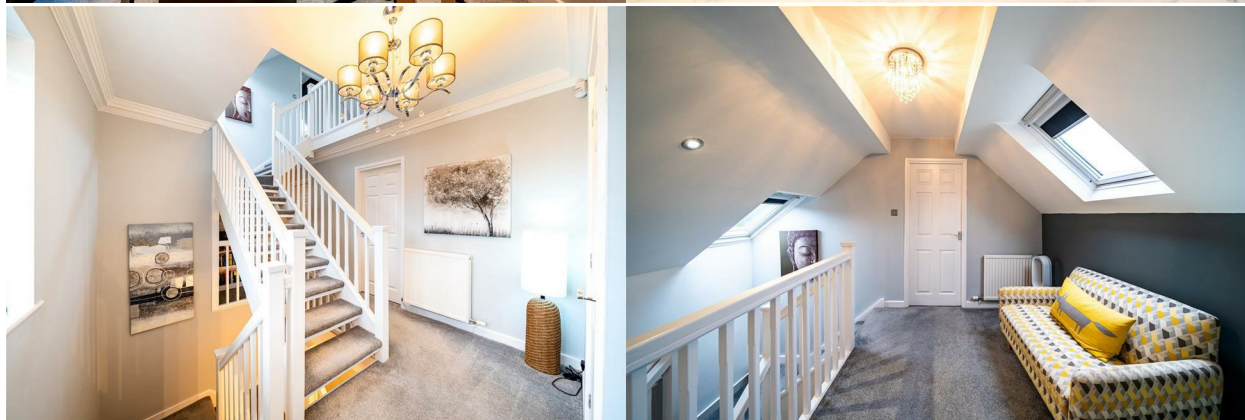
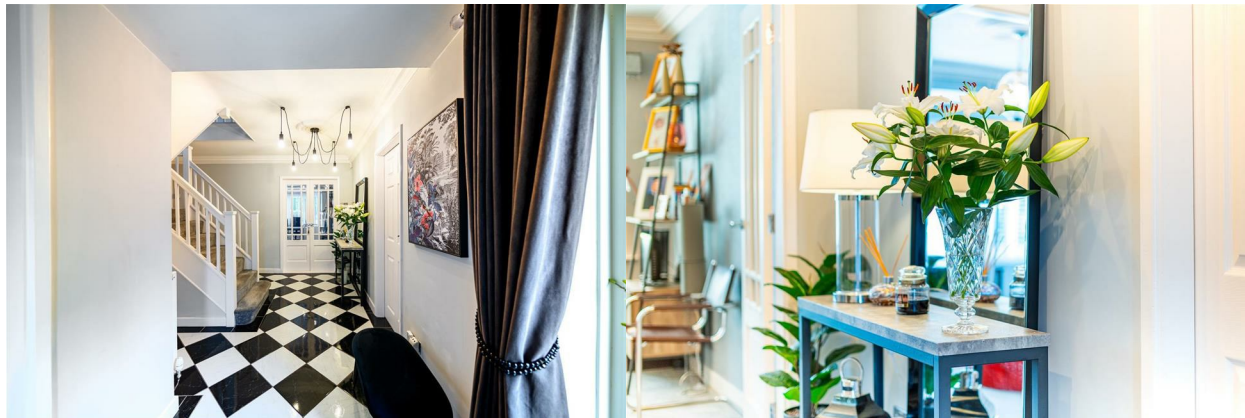
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# Virginia Lodge, Hunters Ride, Lawnswood, Stourbridge, DY7 5QN

## Summary...

Residing amongst one of the most well respected and established addresses in Stourbridge; 'Virginia Lodge' has been meticulously modernised and thoughtfully maintained suitable for only the most discerning buyers. Displaying copious amounts of flexible and versatile living accommodation arranged over three floors; the property effortlessly combines the ability to entertain on a vast scale together with much-needed practicality making this a perfect pairing for large and mixed families. Beyond its recently re-landscaped in-and-out driveway providing ample parking for residences and visitors alike; the property in brief comprises of welcoming reception hall complete with picture window and checkerboard tiled floor, spacious dual aspect lounge with log burning stove, impressive multi-functional home office/ cinema room with bay window, fabulous kitchen family room with bespoke kitchen, built-in appliances and centre island, separate formal dining room, boot room with front and rear access and pantry, utility and guest cloakroom completing the ground floor. Continuing upstairs leads to four well-proportioned bedrooms including dual aspect principle with ensuite and large stylish shower room. The versatility continues with the upper floor having two additional bedrooms, one with ensuite and final bedroom serving as a dressing room; this could easily be a grand guest suite or suitable for elderly or teenage relatives seeking their own space. Additional benefits include double garage with WC and stairs leading to home gym or potential office. The beautifully manicured rear garden steals the show and provides a private sanctuary with various seating areas, well established borders and would welcome the most lavish of garden parties. 'Virginia Lodge' isn't just a home but an opportunity and one that signifies luxury living and an indulgent lifestyle with viewings highly recommended to see what this stunning property has to offer. **\*\*Offered with no upward chain\*\*.**



### Front of the Property

To the front of the property there is an in and out tarmac driveway with brick paved edging, bark borders with mature shrubs and trees, well maintained lawn, electric roller shutter garage door, canopy and storm porch, outside lighting, CCTV, Ring doorbell, hidden log and bin store and gated side access leading to rear garden.

### Reception Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms, checkerboard tiled floor, ceiling rose and coving, two storage cupboards, picture frame double glazed window to side and a central heating radiator.

### Lounge

10'11" x 21'4"

With a door leading from reception hall, comfortable space for seating, feature fireplace with a log burning stove, marble hearth and decorative mantle, ceiling rose and coving, double glazed window to front, further double glazed french doors to rear garden and a central heating radiator.

### Study/ Cinema Room

13'0" x 14'6"

With double doors leading from reception hall, space for seating or home working, ceiling rose and coving, double glazed bay window to the rear and a central heating radiator.

### Kitchen Family Room

29'7" x 28'8"

Well connected to the rest of the property, fitted with a range of bespoke matching wall and base units with Quartz worksurfaces over, one and a half inset bowl sink with drainer grooves, insinkerator, instant hot water tap, induction hob with cooker hood over, integrated fridge freezer, microwave, oven and grill, dishwasher, pull-out pan drawers, central island, breakfast bar, recess spotlights, tiled flooring, coving, space for seating and dining, double glazed windows to side and rear, further double glazed french doors leading to the rear garden and three central heating radiators.

### Dining Room

14'11" x 16'7"

With a door leading from kitchen family room, space for large dining table, coving, double glazed windows to front and side and a central heating radiator.

### Boot Room

7'6" x 14'6"

With double glazed doors to the front of the property and rear garden, access to pantry and utility, loft access, tiled flooring, recess spotlights and two central heating radiators.

### Pantry

5'9" x 7'3"

With a door leading from boot room, fitted with a range of matching wall and base, work surfaces with upstands, integrated drinks fridge and wine cooler, space for chest freezer, recess spotlights, tiled flooring and storage cupboard housing newly fitted fuse board and stop tap.

### Utility

7'10" x 6'11"

With a door leading from boot room, matching wall and base units, worksurface with upstands and tiled splashback, bowl sink and drainer, plumbing for washing machine, space for tumble dryer, cupboard housing central heating boiler, recess spotlights, double glazed window to rear and a central heating radiator.

### Cloakroom

With a door leading from reception hall, WC, wash hand basin set into vanity unit, tiled floor, double glazed window to front and a chrome central heating towel rail.

### Landing

With stairs leading from reception hall and further stairs to upper landing, doors to various rooms, storage cupboard, open under stairs storage alcove, coving, double glazed window to front, coving and a central heating radiator.

### Principle Bedroom

21'4" x 12'2"

With doors leading from landing and en suite, coving, dual aspect double glazed windows to front and rear and two central heating radiators.

### En Suite

With a door leading from principal bedroom, Jacuzzi bath with separate shower attachment, double walk-in shower, WC and wash hand basin set into vanity unit, tiled splashback, shaver point, vanity recess, extractor, double glazed window to rear and chrome central heating towel rail and radiator.

#### Bedroom Two

14'11" x 12'10"

With a door leading from landing, built-in wardrobes, eaves storage and further open storage area, double glazed window to front and a central heating radiator.

#### Bedroom Three

11'1" x 10'0"

With a door leading from landing, built-in wardrobes, double glazed window to rear and a central heating radiator.

#### Bedroom Four

11'1" x 8'5"

With a door leading from landing, built-in wardrobes, coving, double glazed window to rear and a central heating radiator.

#### Shower Room

With a door leading from landing, large double walk-in shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, shaver point, extractor, double glazed window to side and a chrome central heating towel rail and radiator.

#### Upper Landing

With stairs leading from lower landing, doors to various rooms, recessed spotlight, skylight windows and a central heating radiator.

#### Bedroom Five

11'4" x 10'5"

With doors leading from upper landing and en suite, eaves storage, skylight window and a central heating radiator.

#### En Suite

With a door leading from bedroom five, bath with shower attachment, tile surround, shower cubicle, waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled splashback, loft access, tiled floor, extractor, shaver point, double glazed window, skylight and a chrome central heating towel rail.

#### Bedroom Six/ Dressing Room

14'2" x 9'6"

With a door leading from upper landing, eaves storage, loft access, exposed beam, fitted wardrobes, double glazed window to side, skylight and a central heating radiator.

#### Gym/ Home Office

10'8" x 8'11"

With stairs leading from garage, space for gym equipment or home office, double glazed window to front and a central heating radiator.

#### Garage

20'3" x 19'0"

With electric roller shutter door to front, useful storage space, light, power, stairs leading to gym/ home office, door to WC and double glazed door to rear garden.

#### Garden

With double glazed doors leading from the property to a large wrap-around patio seating area perfect for entertaining, well maintained and treated lawn, bark shrub borders, pergola seating area, mature trees and foliage, decorative chipping stones and slate, picket fence leading to enclosed store area ideal for dogs, outside taps, lighting, canopy, garden shed and gated side access leading to the front of the property.

#### Additional Information

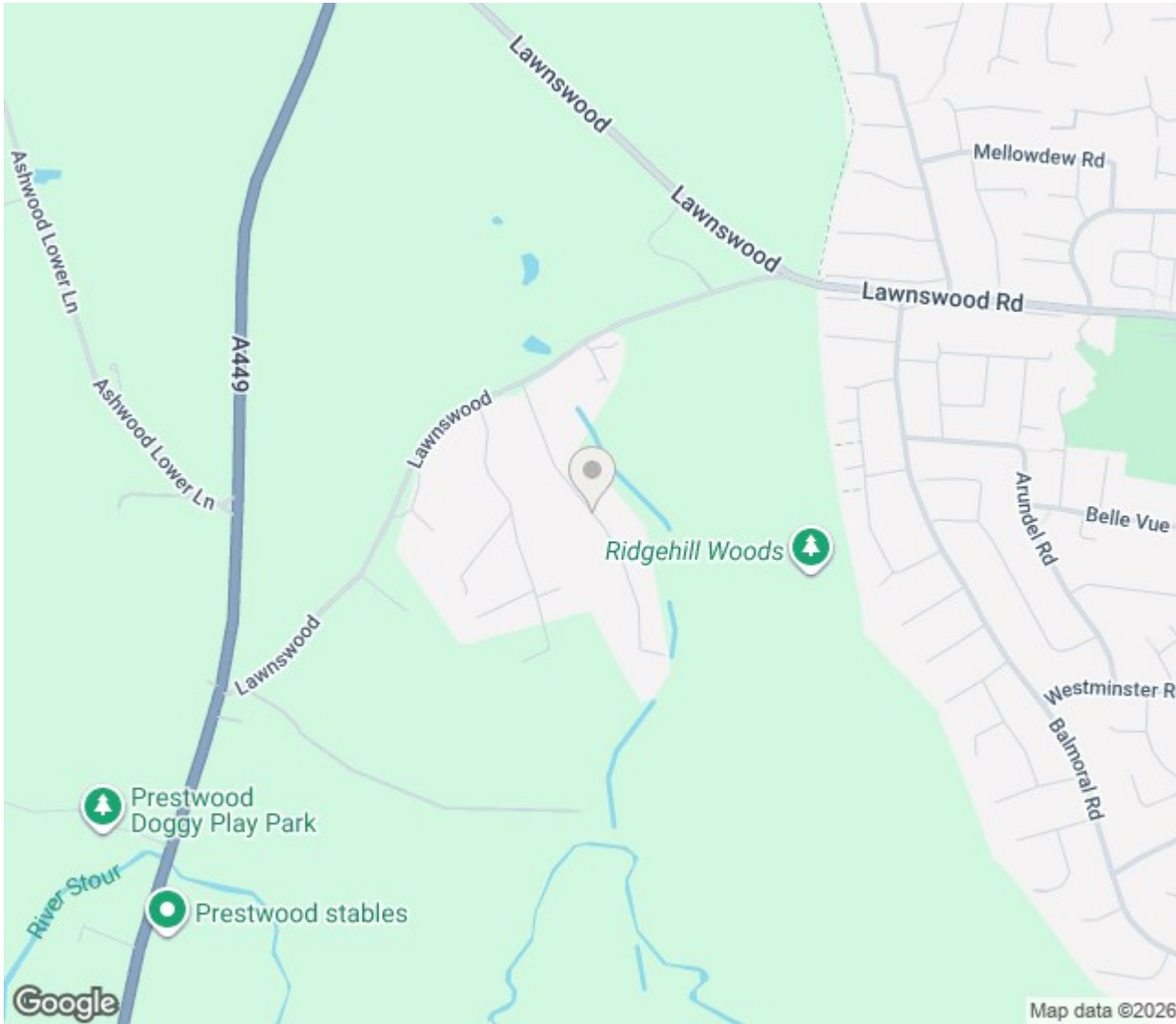
The property has undergone a full rewire completed within the last twelve months and there is electric and data cables already set up for at the front of the property for electric gates.



**Total Approximate Area: 280m<sup>2</sup> | 3011 sq ft.**

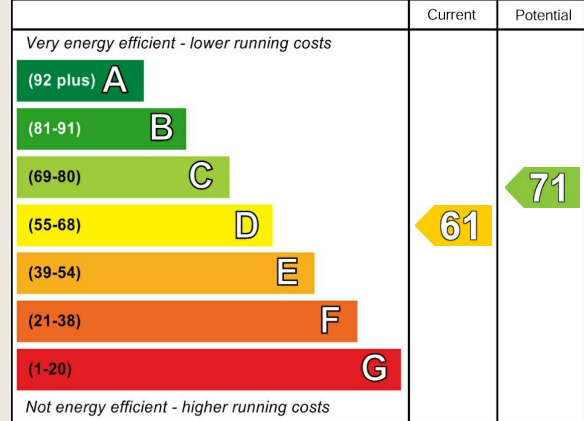
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any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





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Thinking of Selling?

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.

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