



Bridgnorth Road, Dudley DY3 4LJ

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EXCLUSIVE



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Situated in a desirable semi rural location and set back behind electric gates with a spacious tarmac driveway offering parking for multiple vehicles this beautifully presented four bedroom detached family home in brief comprises of; welcoming porch, entrance hall with large store cupboard, spacious lounge with bay window to front and bi fold doors to the rear garden, snug, bright and airy orangery with access to the rear garden, modern fitted kitchen dining room with integrated appliances, rear hall with access to a practical utility room and guest WC. Continuing upstairs the property offers an impressive master bedroom with fitted window seat and wardrobes, stylish en suite shower room, three further double bedrooms and a stunning family bathroom with separate bath and walk in shower cubicle. The property is completed with a private rear garden with multiple seating areas and a separate garden room with air conditioning unit which is currently being used as a home office by the current owners ideal for those working from home and garage with power and light and electric roller shutter door to front. The property benefits from being nearby to Wombourne Village hosting an array of amenities and good transport links to neighbouring areas and shopping facilities.





Front of the Property

With electric gates to front, tarmac driveway, lawn with mature planted borders, double glazed door to porch, electric roller shutter door to garage and gated side access.

Porch

With a double glazed door and windows to front, tiled floor, double glazed windows to side and a composite door to the entrance hall.

Entrance Hall

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

Lounge

25'9" x 12'7"

With a door leading from the hall, double glazed bay window to front, gas fire with decorative surround, oak flooring, one horizontal and two vertical central heating radiators and double glazed bi fold doors to the rear garden.

Snug

12'7" x 9'9"

With a door leading from the entrance hall, oak flooring, door to kitchen breakfast room, double glazed bi fold door to orangery and a vertical central heating radiator.

Orangery

23'10" x 9'5"

With double glazed bi fold doors leading from the snug, tiled floor, double glazed bi fold doors to the rear garden, double glazed sky light windows, recessed spotlights, wall lights and a central heating radiator.

Kitchen Dining Room

23'10" x 11'0"

With a door leading from the snug, range of fitted wall and base units, plinth lights, worksurfaces over with matching upstands, tiled splash back, integrated microwave, dishwasher and double oven, inset sink and drainer, induction hob with stainless steel cooker hood above, space for American style fridge freezer, space for dining table, double glazed window to front and rear, door leading to the rear hall, recessed spotlights and a central heating radiator.



Rear Hall

With a door leading from the kitchen dining room, doors leading to various rooms, composite door to rear garden and a central heating radiator.

WC

With a door leading from the rear hall, WC, wash hand basin set into vanity unit, part tiled walls, double glazed window to rear and a central heating radiator.

Utility

6'8" x 6'3"

With an opening from the rear hall, range of fitted wall and base units with worksurfaces over, tiled splash back, inset sink, plumbing for washing machine and space for tumble dryer, double glazed window to rear and a vertical central heating radiator.

Landing

With stairs leading from the entrance hall, doors leading to various rooms, storage cupboard, double glazed window to front and a central heating radiator.

Bedroom One

16'0" x 12'5"

With a door leading from the landing, double glazed bay window to front with fitted window seat, fitted wardrobes, oak flooring, door leading to en suite and a central heating radiator.

En Suite

12'4" x 4'4"

With a door leading from the main bedroom, tiled walls and floor, WC and wash hand basin set into vanity unit, walk in shower cubicle, double glazed window to rear, recessed spotlights, extractor fan and a central heating radiator.

Bedroom Two

13'7" x 9'3"

With a door leading from the landing, eaves storage, double glazed sky light windows with blinds, recessed spotlights, fitted wardrobes and a central heating radiator.



Bedroom Three

12'4" x 9'8"

With a door leading from the landing, fitted wardrobes, double glazed window to rear with fitted shutter blinds, recessed spotlights and a vertical central heating radiator.

Bedroom Four

11'1" x 9'10"

With a door leading from the landing, double glazed window to rear with fitted shutter blinds, recessed spotlights and a vertical central heating radiator.

Bathroom

10'11" x 5'9"

With a door leading from the landing, tiled floor and walls, walk in shower cubicle, bath, WC, wash hand basin set into vanity unit, double glazed window to front, recessed spotlights, extractor fan and a central heating radiator.

Garden

With doors leading from the lounge, orangery and rear hall, patio area with lawn beyond, decked seating area, double glazed french doors to garden room, outdoor tap, garden shed, door to garage and gated side access.

Garden Room

15'10" x 9'4"

With double glazed doors from the rear garden, air conditioning unit, recessed spotlights, double glazed windows to front and side.

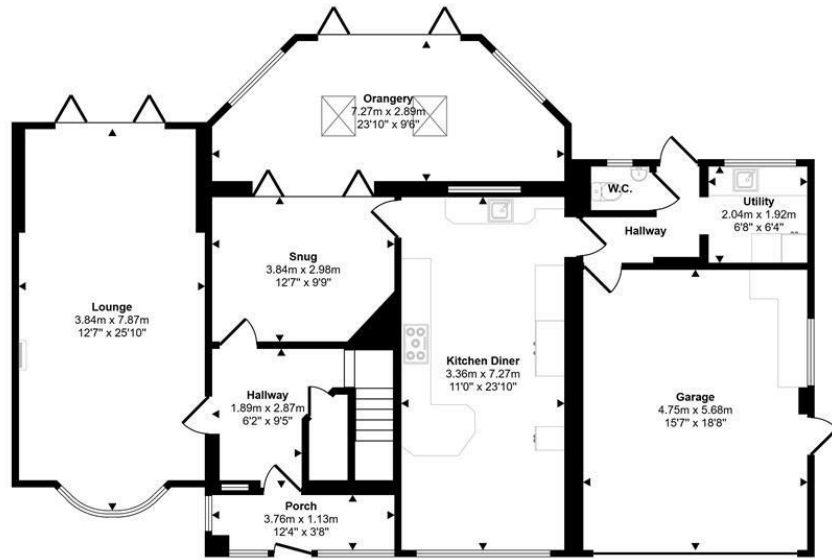
Garage

15'7" x 18'7"

With an electric roller shutter door to front, power and light, wall mounted boiler, door to garden and rear hall.

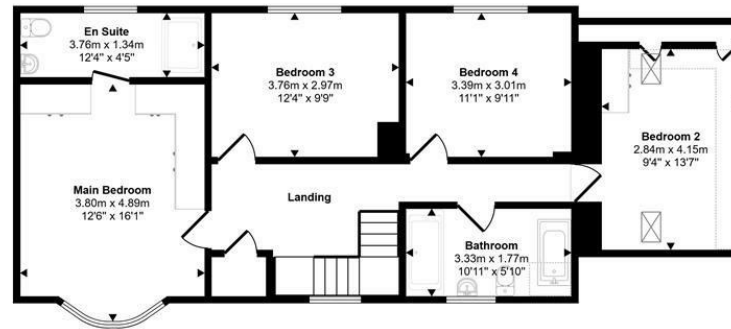
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Approx Gross Internal Area
238 sq m / 2558 sq ft

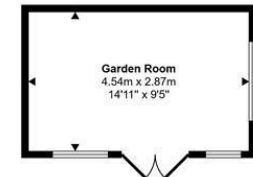


Ground Floor
Approx 142 sq m / 1528 sq ft

Denotes head height below 1.5m



First Floor
Approx 83 sq m / 890 sq ft



Outbuilding
Approx 13 sq m / 140 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	74
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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