



Elan, Hunters Ride

Lawnswood, Stourbridge DY7 5QN

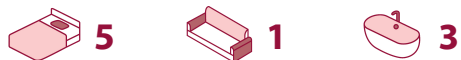
Andrew Grant



Elan, Hunters Ride

Lawnswood, Stourbridge DY7 5QN

///locals.consoled.upper



Freehold / 2,711 sq. ft.

Guide Price £895,000

KEY FEATURES:

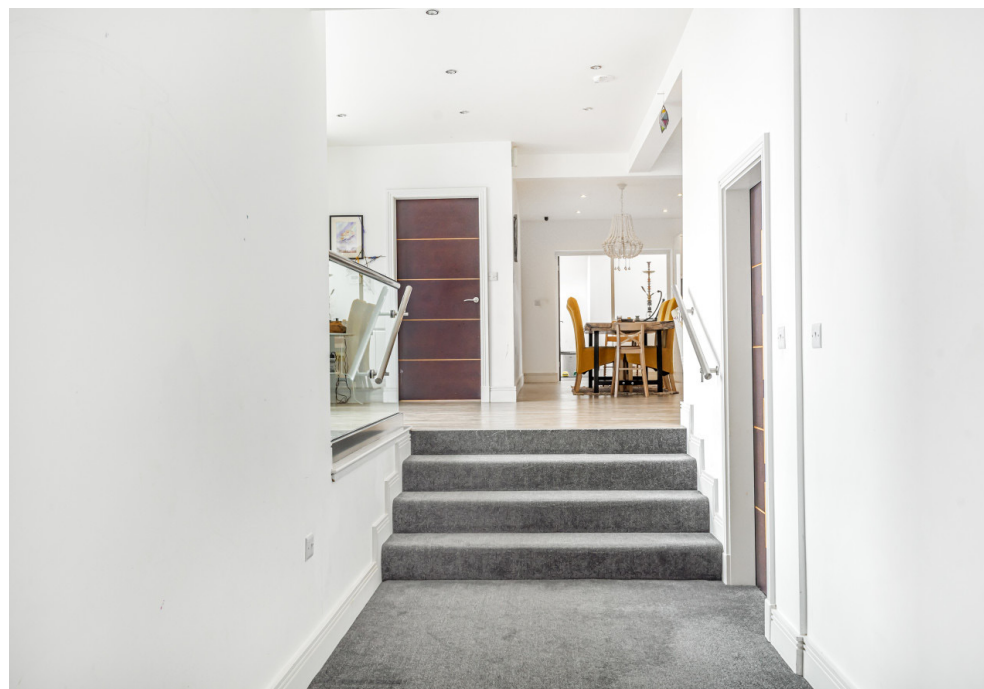
- Sought after cul-de-sac location
- Contemporary open plan interior
- Large secluded garden
- Backing on to open countryside
- Double garage
- Plentiful off road parking
- Underfloor heating throughout

Beyond an unassuming frontage lies a wonderfully spacious family bungalow.

Upon entering the property you are greeted with an open plan kitchen/dining/family area with steps leading to a further living space with bi-fold doors opening out onto the garden.

There is a sizable utility room, five bedrooms which are all good sized doubles; two with ensembles and a house bathroom.

Outside there is plentiful parking to the fore which leads to a double garage and a large private garden which backs onto fields and countryside.



SITUATION

Hunters Ride is an exclusive address in one of South Staffordshire most desirable residential neighbourhoods, adjacent to countryside.

The property has easy access to major towns such as Wolverhampton, Stourbridge and Kidderminster with Birmingham city centre just 17.5 miles away.

There are a range of individually built homes on Hunters Ride with Elan having been vastly improved and renovated by its current owners to provide outstanding open plan contemporary accommodation. We highly recommend this property is viewed to fully appreciate the accommodation on offer.

DESCRIPTION

The bungalow is approached via a sweeping block paved driveway leading to a double garage with electric doors and provides off-road parking for a number of vehicles. There are curved lawned areas to the fore with established plants and foliage.

The front entrance door is accessible via a ramp or a few steps with a contemporary glass balustrade and courtesy lighting.

Upon entering the property you are greeted by a modern and contemporary open plan space on two levels which is flooded with light and views from the front door to the rear garden via the bi-fold doors which open up fully to the garden, and there is underfloor heating throughout.

The magnificent kitchen/dining/family space is perfect for modern family life. The kitchen is fitted with white high-gloss handle-less wall, base and drawer units with soft closing mechanisms and topped with granite worksurfaces incorporating a peninsular breakfast bar. Integrated Bosch appliances include two separate ovens with warming drawers, a microwave, an induction hob with an extractor over and a dishwasher. There are corner units with rotating carousels, a sink unit, under cupboard lighting, spotlights to the kickboards and space for an American style fridge freezer.

Leading from the kitchen is a separate but sizeable utility room with a range of built-in cupboards, space for domestic appliances, worksurfaces, a sink unit with a drainer and a mixer tap, an enclosed boiler and water system, two lantern style roof lights, useful storage cupboards at either end and access to the front and rear of the property.









From the dining/family area stairs lead to the living area which is a wonderful dual aspect room with bi-fold doors creating a seamless link between indoors and out.

The master suite is located off the living room and is a sizeable room with bi-folding doors opening out onto a decked terrace area while double doors open to a sumptuous ensuite bathroom. Fitted with a white suite comprising a freestanding bath, a contemporary wash hand basin and vanity unit, WC, a walk-in shower cubicle with a waterfall shower, complementary tiling to the walls and floor.

There are a four further double bedrooms which are all large and have underfloor heating. Bedroom two has access to a Jack and Jill shower room which is also accessible from the reception hall. Fitted with a contemporary white suite with enclosed WC, wash hand basin with vanity unit beneath, a waterfall shower and complementary tiling to the splashbacks and floor.

The house shower room has a white suite comprising an enclosed WC, a contemporary wash hand basin with a vanity unit beneath, walk-in waterfall shower and complementary tiling to the floor and walls.

Outside

The rear garden is large with a private aspect surrounded by panelled fencing, mature trees and foliage and benefits from open countryside to the rear.

There is a decked area perfect for alfresco dining and entertaining with a further decked area to the rear where you can enjoy the evening sunshine.

The garden has an expansive lawned area, courtesy lighting, an outside plug socket and a side gate gives access to the front of the property.





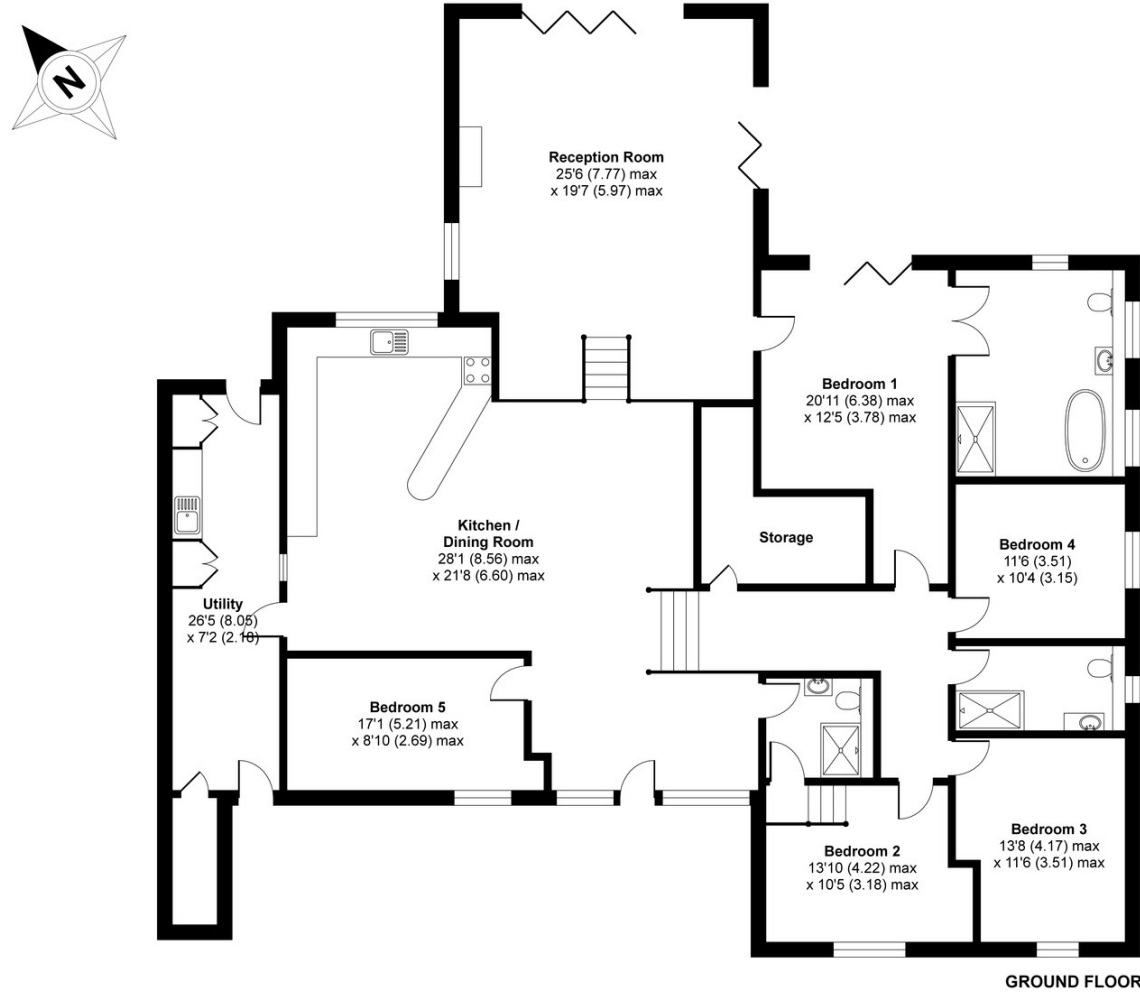




Stourbridge, West Midlands, DY7

Approximate Area = 2711 sq ft / 251.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Grant. REF: 709792



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
75		81
England, Scotland & Wales EU Directive 2002/91/EC		



Andrew Grant
T: 0330 024 3000
E: hello@andrew-grant.co.uk

Follow us

