



**HUNTERS RIDE, LAWNSWOOD,
NR. STOURBRIDGE, SOUTH STAFFS DY7 5QN**



Taylor's

HUNTERS RIDE, LAWNSWOOD, NR. STOURBRIDGE, SOUTH STAFFS DY7 5QN

This HIGHLY INDIVIDUAL, MOST VERSATILE, FIVE BEDROOM, DETACHED FAMILY HOME forms part of a much admired address in Lawnswood, Stourbridge. Elevated and with GENEROUS REAR GARDENS, this gas centrally heated and double glazed home includes: Reception Hall, Guests Cloakroom, Large Sitting Room, Family Room, Dining Room with CONSERVATORY off, Hobbies Room, Home Office/Study, Breakfast Kitchen, Rear Hall with UTILITY, HUGE GALLERY LANDING, Five Bedrooms (Two with ENSUITE) and House Bathroom. Tidy Front Gardens, Wide Drive, DOUBLE GARAGE Further Enclosed Driveway and with Generous Rear Gardens into wooded land. Council Tax Band G.

In further detail;

A canopy provides a sheltered approach to the property's principal front entrance where a UPVC door with inset ornate leaded light glazing, and with an adjoining leaded light double glazed panel, opens to the;

GENEROUS RECEPTION HALL

Defined in two parts over two levels yet with the initial hall measuring over 18 ft in length and having gentle steps which rise to the raised tier which include stairs with a balustrade to the first floor accommodation (later mentioned). In addition there are two central heating radiators, a tiled floor, two wall light points and, upon the raised tier, with a further central heating radiator and ceiling light point. Doors lead off;

GUESTS CLOAKROOM 8' 5" x 4' 10"

With a UPVC obscure double glazed window and being appointed with a white suite to include a hand wash basin which is part recessed into a vanity service having toiletry cupboards below, and with a low level WC having an enclosed cistern. To one corner there is a fitted double door cloaks cupboard. Central heating radiator, tiled floor and with recessed ceiling lighting.

LARGE SITTING ROOM 23' 8" x 18' 2"

With a UPVC double glazed window viewing to the front and with double glazed sliding patio doors offering an approach to the conservatory (later mentioned). A wide "inglenook styled" fireplace has a brick recess surround, raised and projecting tiled hearth together with a coal effect cast iron gas stove. In addition there are two central heating radiators, provisions for a television, four wall light points and two ceiling light points.

FAMILY ROOM/SECOND SITTING ROOM 17' 6" x 11' 1"

With a large UPVC double glazed window to the front, feature fireplace including raised hearth and with a coal effect electric heater. Oak styled laminate flooring, central heating radiator, provisions for a television, wall light point and with a ceiling light point.

HOME OFFICE/STUDY 11' 8" x 9' 7"

With a UPVC double glazed window to the side and having ample space for the arrangement of study furnishings as may be preferred. Central heating radiator and ceiling light point.

GAMES ROOM/OCCASIONAL ROOM 18' 0" x 12' 3" (when measured at widest points)

With UPVC double glazed windows to the side and rear and also with UPVC double glazed double opening doors to an external patio area. There is an expanse of work surface with appliance space below and storage cupboards. Two central heating radiators and with two ceiling light points.

FAMILY BREAKFAST KITCHEN

May be approached from either the raised tiered landing or alternatively from the area beyond the initial landing from the sitting room. There is a broad UPVC double glazed window to the side elevation and an array of light oak effect "shaker styled" cupboard fronted units, with base cupboards and drawers being surmounted by black granite work surfaces and with an inset one and a half bowl stainless steel sink having mixer tap over and grooved drainer into the work surface. Complementary splashback tiling forms a surround to the work surfaces whilst the range cooker position has a stainless steel splashback which rises to a broad stainless steel canopy hood. There is also an integrated "full sized" dishwasher, built-in "Panasonic" microwave, suitable space for an American style fridge/freezer and, at eye-level, with a variety of wall mounted cupboards providing additional storage space and underlighting to the work surfaces beneath.

HOUSE BATHROOM 9' 2" x 7' 3"

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include a "P" shaped Jacuzzi style bath with shower over, complementary curved shower screen and with full height splashback tiling forming a surround which continues to the hand wash basin which is part recessed into a vanity surface with toiletry cupboards beneath, and further with a low level WC having an enclosed cistern. Wall mounted toiletry cupboard storage and with a plinth presiding above a mirror having an inset courtesy light. Fashionable "ladder styled" heated towel radiator, tiled floor and with recessed ceiling lighting.

AIRING CUPBOARD

Conveniently approached off the landing housing a pre-insulated hot water cylinder and with slatted shelving above for linen storage.

OUTSIDE

Undoubtedly the position enjoyed within the "lower close" of Hunters Ride is of significant appeal, gently elevated and set back behind tidy gardens and with a wide driveway ensuring ample vehicular parking space. It is from the drive that an approach is offered, via a path, to the property's principal front entrance, and also to side gated access. It is to the left that the property favours double opening timber gates which extend to an ENCLOSED DRIVE PARKING SPACE which would also prove suitable for a caravan or boat.

DOUBLE GARAGE 19' 0" x 18' 2"

With a four quarter door operated from a remote, concrete floor, and with rear double glazed windows and a part double glazed door with an approach to the rear gardens.

GENEROUS REAR GARDENS

With a wide patio space ideal for entertaining, widening at each end, and with principally level lawns beyond which include borders with an array of specimen plants and shrubs, and continue into a WOODED GARDEN AREA providing not only an attractive backdrop but moreover ensure privacy. Indeed, the setting enjoyed by the property is of significant appeal, both within the close and to the rear to complement the internal accommodation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





A "peninsular style" rear bar area has cupboards above with china display doors. Tiled floor, central heating radiator and with an array of recessed ceiling lights. A part square paned glazed door continues to;

REAR HALL

With a UPVC double glazed door and surrounding double glazed windows to the rear garden, tiled floor, ceiling light point and with doors leading off;

UTILITY 11' 0" x 5' 5"

With a UPVC double glazed window to the rear and being furnished with a good range of light wood styled cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting roll edged work surfaces and with an inset stainless steel sink and drainer having a mixer tap above. Complementary splashback tiling forms a surround to the work surfaces. Range of fitted wall cupboards, suitable space and plumbing for an automatic washing machine and with a dryer position. Central heating radiator, tiled floor, wall mounted "Glow-worm" gas fired boiler system and with a ceiling light point.

WALK-IN PANTRY CUPBOARD 5' 1" x 4' 6"

Providing for excellent general purpose storage and also with space for an additional fridge/freezer appliance as may be preferred. Tiled floor and ceiling light point.

DINING ROOM 20' 7" x 11' 2"

With a UPVC double glazed window to the side and with ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. Two central heating radiators, ceiling light point and with double glazed sliding patio doors continuing to;

CONSERVATORY 14' 8" x 12' 4"

Which may also be approached from the earlier mentioned double glazed sliding patio doors from the principal sitting room, and has large UPVC double glazed windows upon two sides. Attractive tiled floor, ceiling light/fan point, recessed lighting into the surrounding plinth below the polycarbonate roof and with UPVC double glazed double opening French style doors to the external patio.

FIRST FLOOR

Stairs rise and turn with a balustrade to;

SUBSTANTIAL GALLERY STYLE LANDING 18' 6" x 14' 8" (when measured at widest points including stair opening)

With UPVC double glazed windows to the front and side elevation, central heating radiator, ceiling light point and with doors radiating off;

PRINCIPAL BEDROOM/BEDROOM ONE 22' 5" x 17' 2" (including the initial dressing area)

With a broad UPVC double glazed window enjoying a view to the generous rear gardens and being fitted with a variety of cream fronted wardrobes which have, in part, cupboard storage above. There are also chest of drawers, a dressing table with drawers upon either side and matching "freestanding" bedside cabinets. Two central heating radiators, ceiling light point and with a door to;

ENSUITE BATHROOM 11' 10" x 5' 2"

With UPVC obscure double glazed windows to the side and rear and being appointed with a four piece arrangement to include a tile shower recess with clear glazed screen door, and with tiling continuing at full height with a border tile detail to form a surround to the bath, pedestal wash hand basin and low level WC. Central heating radiator, tiled floor, extractor fan with recessed ceiling lighting.

BEDROOM TWO 18' 1" x 11' 0"

With UPVC double glazed windows to the front and side, central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM THREE 14' 1" x 12' 3" (at widest points)

With UPVC double glazed windows to the front and side, central heating radiator, ceiling light point and with a door to;

ENSUITE

With full height wall tiling, shower enclosure, low level WC and with a wall mounted corner wash hand basin. Tiled floor, extractor fan and with recessed ceiling lighting.

BEDROOM FOUR 13' 2" x 11' 0" (at widest point into door recess)

With a UPVC double glazed window to the rear, central heating radiator and ceiling light point.

BEDROOM FIVE 11' 0" x 9' 0"

With a UPVC double glazed window to the side, central heating radiator, coving to the ceiling and ceiling light point.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED
t. 01384 395555
f.01384 441206
e. stourbridge@taylors-
estateagents.co.uk

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

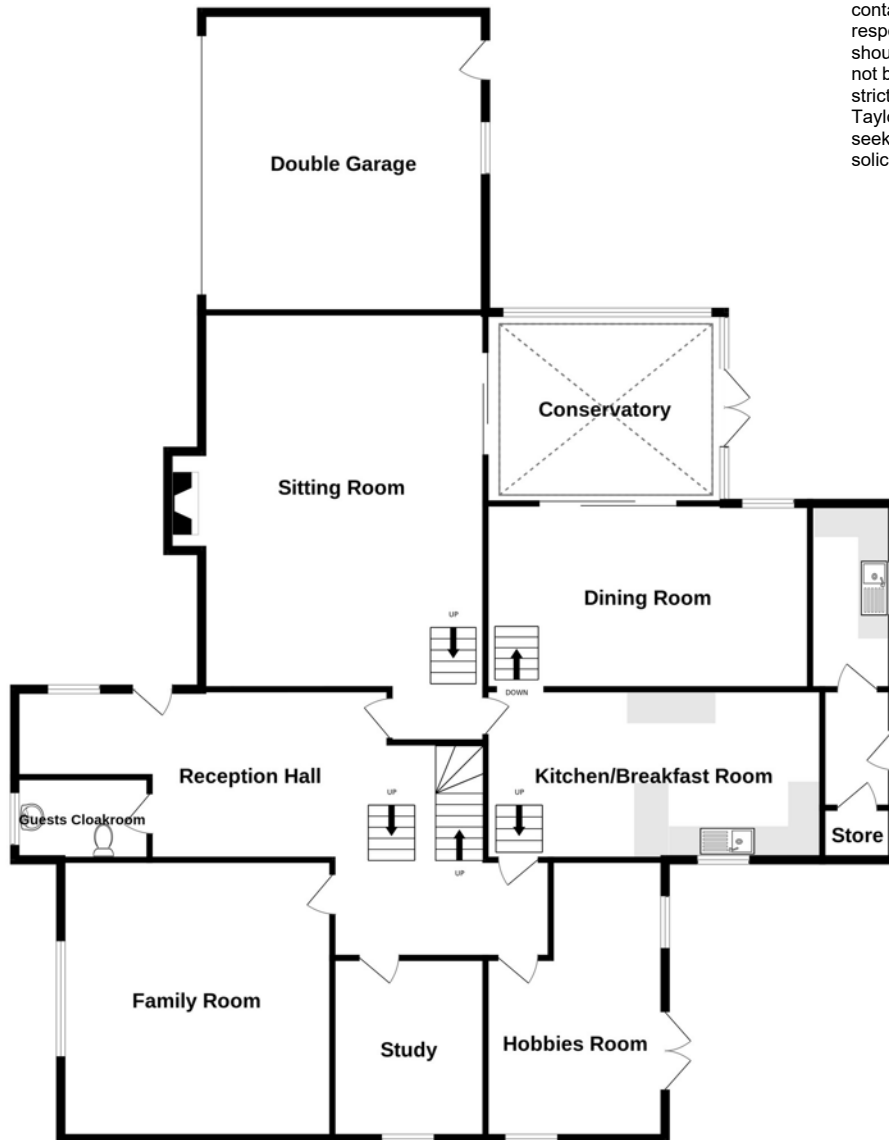
CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS

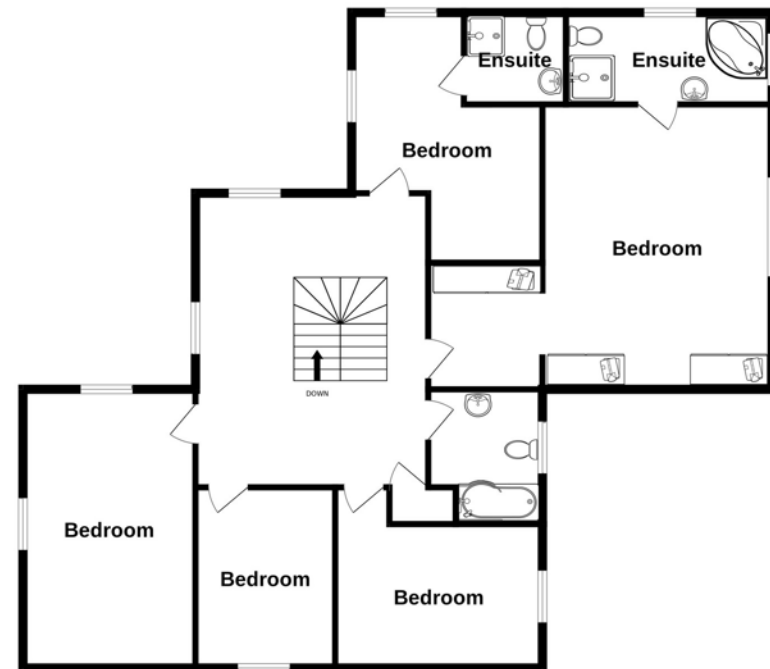
Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

Ground Floor



FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout or seek the advice of their own professional advisors (surveyor or solicitor).

1st Floor



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

www.taylors-estateagents.co.uk