

**AP MORGAN**



**Kirkstone Way, Withymoor, West Midlands**  
Offers in the region of £475,000

### Features:

- Four bedroom detached
- Immaculately presented
- Rear garden with lake view
- Open plan kitchen
- Utility Room
- Garage
- En-Suite Shower Room
- EPC - TBC

### Description:

Presenting this immaculate, extended four-bedroom detached residence nestled within the sought-after lakeside address of Withymoor offering captivating rear aspect views of the nearby lake and greenery.

Inside, the property with a welcoming porch and entrance hall adorned with Karndeian parquet flooring, providing access to the utility room and garage.

A seamlessly connected, open-plan kitchen and family room boasting Travertine stone tile flooring, skylights, and a warming log-burning stove awaits. This space leads to the dining area and lounge, featuring a distinctive gas fireplace and a bay window.

Ascending the stairs reveals four bedrooms, including two spacious doubles with built-in wardrobes. The master bedroom boasts an ensuite shower room. Completing the upper level is a well-appointed family bathroom.

Outside, the property showcases a sizable block-paved driveway accommodating multiple vehicles, leading to the garage. A side gate opens to the non-overlooked rear garden, adorned with a lawn and two paved seating areas, providing an idyllic setting to enjoy the lakeside views.

Conveniently situated just 2 miles from Stourbridge town centre and in close proximity to a local supermarket, this residence also offers easy access to further amenities with the popular Merry Hill shopping centre just 2.5 miles away.



**Details:**

**Porch**

**Entrance Hall**

**Ground Floor W/C**

**Lounge** 16'11" (5.16) max into bay x 10'8" (3.25)

**Dining Room** 8'10" x 10'8" (2.7m x 3.25m)

**Family/Sitting Room** 9'3" x 25'5" (2.82m x 7.75m)

**Kitchen** 9'2" x 14'6" (2.8m x 4.42m)

**Utility Room** 7'11" x 7'9" (2.41m x 2.36m)

**Garage** 18'10" (5.74) x 16'7" (5.05) Both max

**First Floor Landing**

**Master Bedroom** 12'6" x 10'10" (3.8m x 3.3m)

**En-suite Shower Room** 7'9" x 6 Both max (2.36m x 6 Both max)

**Bedroom Two** 12'6" (3.8) x 10'11" (3.33) Both max

**Bedroom Three** 9'5" x 8 (2.87m x 8)

**Bedroom Four** 9'5" x 7'7" (2.87m x 2.3m)

**Family Bathroom** 6'5" x 7'7" (1.96m x 2.3m)

**EPC Rating:** To be confirmed

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

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### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

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