

#### **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 Karndean 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?

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

Property to sell?

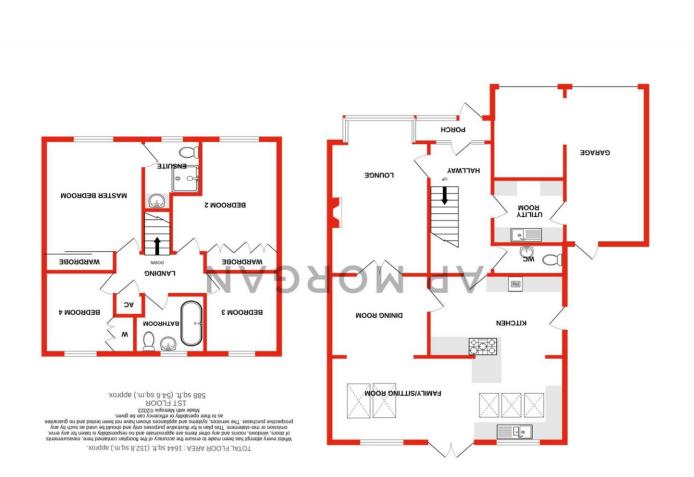
and we will visit your property and discuss your needs. can get your property 'live' quickly. Just book a free valuation the right property comes along. In these circumstances we viewing, otherwise you may lose out to other buyers when to be on the market at least (and preferably Sold STC) before If you need to sell a property in order to buy, you ideally need

# Meed a solicitor?

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

## Meed a removal company and storage?

arrange a survey. 0800 193 0000 or visit their website, cuberemovals.co.uk, to peace of mind and a reliable service call them on recommend Cube Removals as the leading local firm. For using a man-and-a-van service. We work closely with and tar outweighs any small savings by trying to do it yourself or moving. Knowing that your belongings are safe and insured A professional removal company takes the stress out of



copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission. order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of

> .xo1qqs (.m.ps 2.89) .ft.ps 7201 СВОПИВ ЕГООВ