

AP MORGAN



Troutbeck Drive, Lakeside, West Midlands
Asking Price £700,000

Features:

- Fantastic detached house
- Five bedrooms
- Annexe fitted with heating and electric
- Beautifully maintained rear garden and swimming pool
- Cul-de-sac location with beautiful surroundings
- Three bathrooms and downstairs W/C
- Large Driveway and double garage

Description:

A fantastic opportunity to purchase this five-bedroom detached house, nestled on Troutbeck Drive in Brierley Hill. Occupying a quiet cul-de-sac position in an ideal location, the property offers easy access to local amenities, including the popular Merry Hill Shopping Centre and Stourbridge Town Centre.

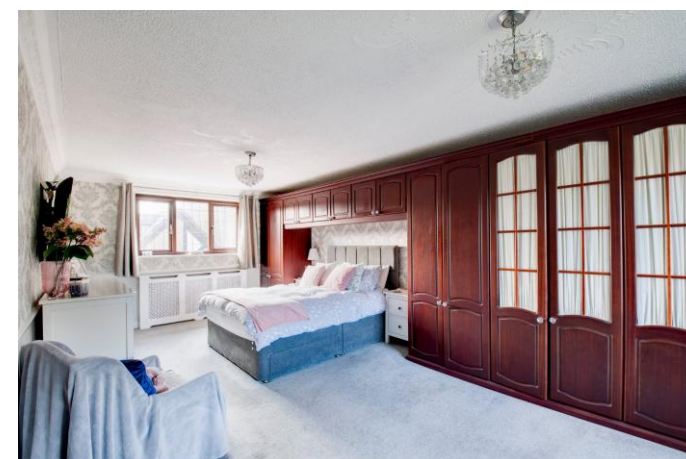
The property boasts impressive kerb appeal at the end of a cul-de-sac, with a large driveway providing ample parking for multiple vehicles and access to a separate garage.

Set on a generous plot, this stunning home features a beautifully presented frontage with both the house and the annexe sitting proudly at the end of the drive.

Inside, the welcoming entrance hall leads to a range of versatile living spaces. The dual-aspect lounge is bright and inviting, with french doors out to both the rear garden and annexe. The family room offers an additional space for relaxation or entertaining, complete with its own bar. The heart of the home is the open-plan kitchen/diner with sleek fitted cabinetry and space for a dining table and chairs, which flows seamlessly into the conservatory. Additional ground-floor spaces include a separate utility room, a snug with a walk-in bay window and feature log burner, an office, and a convenient downstairs WC.

Upstairs, the property offers five well-proportioned double bedrooms with bedrooms one and two benefiting from en-suite shower rooms. A spacious family bathroom serves the remaining bedrooms.

The rear garden is beautifully maintained, featuring a patio area leading onto a lush lawn, which extends up to a viewing deck offering stunning garden views. A swimming pool completes this fantastic outdoor space, perfect for relaxation and entertaining.



Details:

Porch

Entrance Hall

Family Room 16'10" x 18'5" (5.13m x 5.61m)

Lounge 31'3" x 14'1" (9.53m x 4.3m)

Snug 14'9" x 10'7" (4.5m x 3.23m)

Kitchen/Diner 31'5" x 8'11" (9.58m x 2.72m) Both Max

Utility Room 12'3" x 8'2" (3.73m x 2.5m)

Office 10'11" x 5'9" (3.33m x 1.75m)

Conservatory 10'9" x 16'1" (3.28m x 4.9m)

First floor Landing

Bedroom One 24'4" x 17' (7.42m x 5.18m)

Bedroom Two 14'4" x 10'9" (4.37m x 3.28m) Both Max

Bedroom Three 14'2" x 11' (4.32m x 3.35m)

Bedroom Four 10'8" x 13' (3.25m x 3.96m)

Bedroom Five 9'7" x 7'6" (2.92m x 2.29m)

Bathroom 9'10" x 6'5" (3m x 1.96m)

Ensuite Bathroom to Bedroom One 10'2" x 7'4" (3.1m x 2.24m)

Ensuite Bathroom to Bedroom Two 6'3" x 6'5" (1.9m x 1.96m)

Annexe Lounge/Kitchen 14'1" x 14'11" (4.3m x 4.55m) Both Max

Annexe Bedroom 10'5" x 8'7" (3.18m x 2.62m)

Annexe 10'5" x 5'6" (3.18m x 1.68m)

EPC Rating: To be confirmed

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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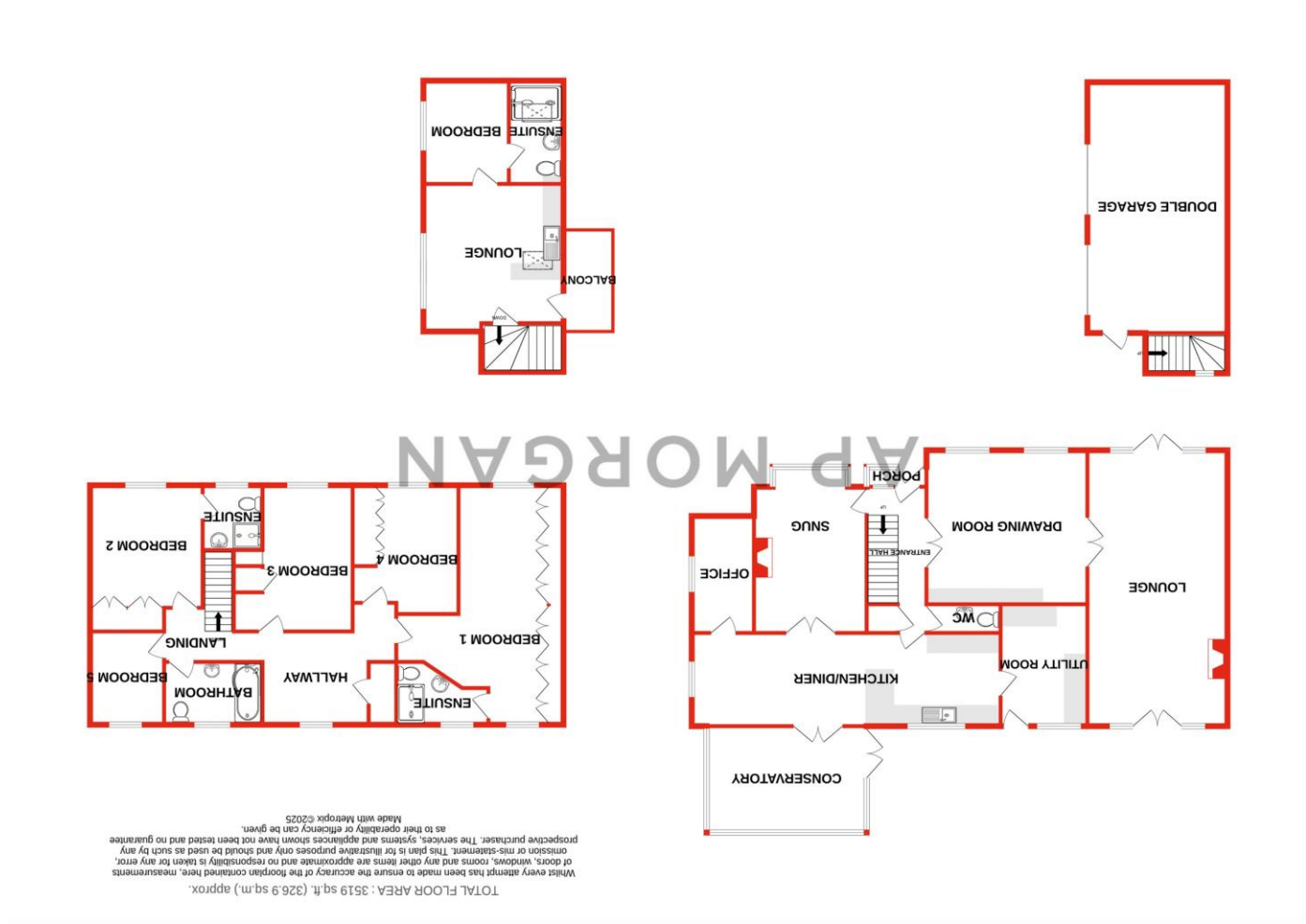
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