



20 Bridgnorth Road, Himley, Dudley, DY3 4LJ

BERRIMAN
EATON

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LOCATION

Himley is small South Staffordshire hamlet which lies in a charming, semi-rural position and yet which benefits from remarkably convenient access to several major local business centres. Everyday shopping facilities are available within the neighbouring village of Wombourne which is just a few minutes drive away whilst the more extensive amenities provided by Wolverhampton City Centre, Dudley and Stourbridge are within convenient travelling distance. Himley has stunning outdoor walks with Himley and Baggeridge Country Parks within walking distance.

DESCRIPTION

This is an immaculately designed and presented family home occupying a generous gated plot with a large driveway, double garage and enclosed private rear garden with a home office cabin. The internal accommodation briefly comprises an enclosed porch, entrance hall, living room, sitting room, orangery, kitchen/dining room, downstairs cloakroom and separate utility to the ground floor. To the first floor there is a principal bedroom with en-suite, three further double bedrooms and a stylish family bathroom to the first floor. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has double glazed windows to the front elevation, double glazed door and tiled floor. The ENTRANCE HALL is accessed through a composite door, tiled floor, radiator, staircase rising to the first floor landing with large understairs walk in cloaks cupboard which has a double glazed opaque window to the front elevation. The LOUNGE has double glazed window to the front and double glazed bi-folding doors onto the rear garden. There are two vertical radiators and a gas fire within a stone fireplace and an oak floor. The SITTING ROOM has wiring for wall lights, vertical radiator and double glazing bi-folding doors into the ORANGERY. This has double glazed windows, two skylights, bi-folding doors onto the rear garden, wiring for wall lights, radiator and tiled floor. The KITCHEN/DINING ROOM is fitted with a high quality range of wall and base units with complementary granite work surfaces, inset one and a half sink and drainer with mixer tap, central island which incorporated a breakfast bar. There are a range of integrated appliances including dishwasher, double oven, induction hob with fitted extractor. There are double glazed windows to the front and rear elevations, tiled floor and splashback, plinth lights, spotlights and radiator. The UTILITY has fitted base units with granite work surfaces with inset one and a half sink and drainer with mixer tap and plumbing and space for a washing machine, vertical radiator, double glazed window to the rear elevation and a double glazed door into the rear garden. The CLOAKROOM has a low level WC, vanity wash hand basin and mixer tap, double glazed opaque window to the rear elevation and radiator. From the utility there is a door into the DOUBLE GARAGE which has a double glazed door to the side passage, electronically operated roller shutter door, wall mounted central heating boiler, fitted worksurface with space for a tumble dryer beneath.

The staircase rising to the GALLERIED LANDING which has bespoke iron balustrades, double glazed window to the front elevation, airing cupboard, spotlights and radiator. The PRINCIPAL BEDROOM has double glazed window with a window seat with storage below. There are a range of fitted wardrobes which are part mirrored, radiator and door into the EN-SUITE SHOWER ROOM which has vanity wash hand basin with quartz surface which incorporates the low level WC, walk in shower cubicle, spotlights, radiator, fitted units and tiling to the floor and walls. DOUBLE BEDROOM 2 has double glazed window to the rear elevation, spotlights, fitted wardrobes and vertical radiator. DOUBLE BEDROOM 3 has a double glazed window with fitted shutters to the rear elevation, spotlights and radiator. DOUBLE BEDROOM 4 has double glazed skylight, eaves storage, a fitted wardrobe and radiator. The FAMILY BATHROOM is fitted with a high quality white suite which comprises free standing bath with mixer tap, walk in shower cubicle, vanity and wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the front elevation, tiling to the floor and walls and spotlights.

OUTSIDE

The property is accessed through a walled boundary with double metal gates, a shaped lawn with well stocked and planted borders. There is a tarmac DRIVEWAY suitable for parking multiple vehicles and giving access to the GARAGE. There is side access to a paved storage area with wooden summer house, there are two composite decking areas, a full width patio, hedge and fenced boundary and lawn. There is HOME OFFICE/CABIN which has a double glazed door and windows with power and lighting making it a perfect home office with an adjacent outdoor, covered seating area.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

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Offers In The Region Of
£850,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



20 Bridgnorth Road
Himley

HOUSE: 196.4sq.m. 2114sq.ft.
 GARAGE: 23.4sq.m. 252sq.ft.
 OUTBUILDINGS: 13.3sq.m. 143sq.ft.
TOTAL: 233.1sq.m. 2509sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



