



26 Lloyd Hill, Stourbridge Road, Penn  
| WV4 5NE | Guide Price £925,000

ROYSTON  
& LUND



- Luxurious Four Bedroom Detached
- Additional Dining Room and Lounge Area
- Principal Bedroom with Balcony and En-suite
- Lobby / Office
- Detached Gym / Studio and Conservatory
- Extensive Open-plan Kitchen-Diner
- Ample Size Living Room with Brick Fireplace
- Multiple Bathrooms / Fitted Wardrobes
- Beautifully esented Orangery with Outdoor Kitchen
- EPC Rating - D / Council Tax Band - TBC







Royston & Lund are delighted to present this stunning four-bedroom detached home, blending character and luxury with beautifully designed living spaces.

Step through the bright porch into a grand lobby that gives access to the heart of the home, an expansive open-plan kitchen diner.

Features include striking black granite worktops with an island, an induction hob range master cooker, gas fireplace and airy French doors. Stylish wooden beams flow here and run throughout the ground floor, creating both warmth and sophistication.

Through the French doors, you are welcomed in an open, light-filled orangery adorned with suspended grapevines, this flows seamlessly to an outdoor kitchen equipped with a gas hob and wood burner/BBQ, more than an ideal setting for entertaining.

This space flows seamlessly into the garden which is a certain retreat; featuring a pond, conservatory, gym/studio, and additional garage, all surrounded by an spacious lawn.

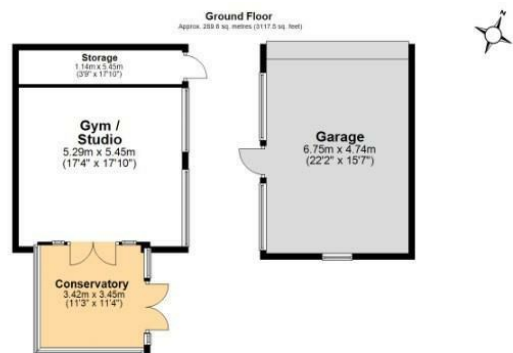
The generous living room presents a brick fireplace with log burner and bar area with cooler, while double doors lead through to a formal dining room and adjoining lounge with electric fireplace.

Practicality is well catered for with a utility room, WC, and connecting garage, while a dedicated office with bay window provides the perfect workspace.

Upstairs, the principal bedroom is a true highlight, offering a walk-in wardrobe, en-suite shower room, and a private balcony overlooking the full breadth of the garden. The remaining three bedrooms are all well appointed with fitted wardrobes, one of which also enjoys an en-suite shower room, while the main bathroom serves the others.

To the front, a paved driveway provides ample parking for multiple vehicles, framed by mature border plants and hedging for kerb appeal and privacy.





Total area: approx. 397.2 sq. metres (4275.3 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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