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&L

Sandy Ridge

Claverley | WV5 7EA | Offers In The Region Of £625,000

ROYSTON
& LUND

- Three Bedroom Bungalow
- Large Conservatory
- Fitted Wardrobes
- Feature Garden with Summerhouses and Decking
- EPC Rating - D
- Extensive Kitchen
- Master Bedroom with Walk-in En-suite Shower
- Living Room // Dining Room
- Privated Gated Driveway
- Council Tax Rating - F





Royston & Lund are delighted to present this impressive three-bedroom bungalow, combining characterful features with modern comforts, offering generous living space inside and out.

To the front, an electric gated entrance with voice intercom provides security and leads onto a generous driveway capable of accommodating multiple vehicles, ensuring both privacy and practicality.

Entering through the hallway with its exposed brick reveal, you are welcomed into a bright living room with bay window and log burner, creating a warm focal point. At the heart of the home, an extensive integrated kitchen with island showcases a stylish blend of traditional and contemporary design, complete with induction hob range cooker, wine cooler, dishwasher, fridge-freezer, and charming overhead wooden beams.

From here, a WC/utility room and a dedicated dining room connect the space, while straight ahead the conservatory with slate flooring, continued wooden beams and French doors opens directly to the garden.

The rear garden is a true highlight, featuring decking, a raised slabbed area, pond, and central water fountain, complemented by a summerhouse and even a jacuzzi room, both with multiple power sockets.

To the left of the hallway are the three bedrooms and shower room. The principal suite is particularly impressive, with ample space with an emperor bed, a walk-in wardrobe, a luxurious en-suite shower room, and additional built-in wardrobes. The remaining two bedrooms are well-proportioned and versatile, facing them is a shower room with a walk-in shower. The loft space is also fully boarded.





Total area: approx. 189.9 sq. metres (2044.5 sq. feet)



EPC

Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

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