



June Cottage, Racecourse Lane, Stourbridge, DY8 2RF

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Offers In The Region Of £660,000

Residing alongside this well established and highly acclaimed stretch is this rare opportunity to purchase this unique and distinctive three bedroom characterful property with a wealth of potential. 'June Cottage' boasts a premium central address to Stourbridge and Hagley favouring countryside trails over nearby lanes and falls within a stones throw to both Train Stations giving access to Worcester, Birmingham and further afield. This charming property still retains an abundance of period features with exposed beams, large Inglenook fireplace and delightful windows with commanding views over it's mature gardens. To give prospective buyers an insight, the accommodation on offer comprises of a welcoming reception hall, grand living room with dual aspect bay windows, dining, breakfast room and kitchen. Continuing upstairs leading to the landing opens onto three well proportioned bedrooms and house bathroom with separate cloakroom. On offer are two garages which provide fantastic space for a workshop or could be incorporated within the property to add further living space subject to the usual consents. This truly inviting property also comes with the added benefit of being offered with no ongoing chain with an internal viewing highly recommended.





Front of The Property

To the front of the property there is a generous block paved driveway providing ample off road parking leading to two garages. There is a path leading to the front door with mature shrubs, lawn and a gate to the rear garden.

Reception Hall

With a door leading from the front, windows to front and side, open fire with decorative surround and tiled hearth, oak floor, stained glass window side, stairs to the first floor landing, opening to dining room, double doors to the lounge and a central heating radiator.

Lounge

24'0" x 23'9"

With double doors from the reception hall, bay window to front, stained glass window to side, door to side, large bay window to rear, log burning stove, brick built surround, tiled hearth and two central heating radiators.

Dining Room

18'7" x 12'8"

Opening from the reception hall, stairs to first floor landing, window to front, doors to kitchen and cloakroom, oak floor, built in storage cupboard, feature wooden beams and a central heating radiator.

Kitchen

14'4" x 7'8"

With a door leading from the dining room, opening to breakfast room, fitted with a range of modern wall and base units, granite work surfaces with matching splashback, belfast sink, space for range cooker, integrated fridge freezer and dishwasher, door to garage, window to front, tiled floor and a central heating radiator.



Breakfast Room

13'1" x 11'8"

Opening from the kitchen, cupboard housing wall mounted boiler, window to side, bay window to rear, tiled floor, feature beams and a central heating radiator.

Cloakroom

With a door leading from the dining room, built in storage, WC. wash hand basin set into vanity unit, part tiled walls, window to rear and tiled floor.

Landing

With stairs leading from the dining room, doors to various rooms, built in storage cupboard, window to rear and a central heating radiator.

Bedroom One

15'5" x 14'5"

With a door leading from the landing, front and rear windows and a central heating radiator.

Bedroom Two

7'6" x 10'10"

With a door leading from the landing, built in wardrobes, original fire surround, side and rear windows and a central heating radiator.

Bedroom Three

13'3" x 11'0"

With a door leading from the landing, built in wardrobes, window to front and a central heating radiator.

Bathroom

With a door leading from the landing, claw foot roll top bath, wash hand basin set into vanity unit, separate shower cubicle, window to front, part tiled walls, tiled floor and a chrome heated towel rail.



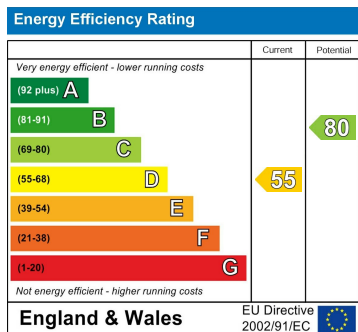


WC
 With a door leading from the landing, WC, window to rear, tiled floor and part tiled walls.

Detached Garage
 26'9" x 10'6"
 With a garage door to front, side and rear windows, power, light and two doors to side.

Integral Garage
 16'0" x 14'7"
 With double garage doors to front, window to front and a door to kitchen with base units, sink and drainer, plumbing for washing machine, power and light.

Garden
 Accessed via the living and breakfast room and garage to a mature private rear garden, mostly laid to lawn, mature shrubs and trees, access to garages and side gate.

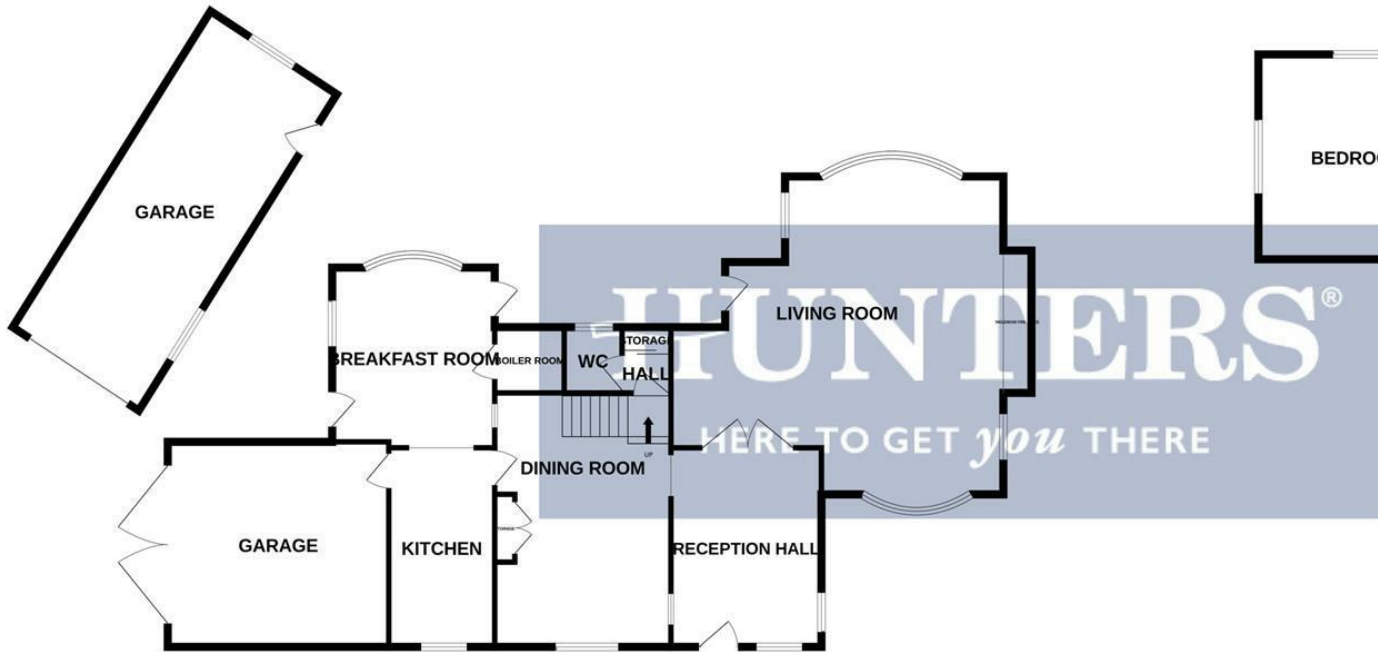


DISCLAIMER

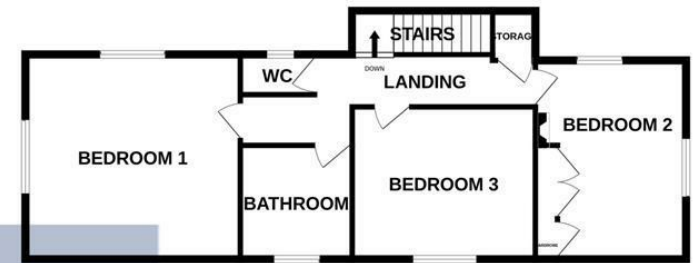
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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