



Bridgnorth Road, Stourbridge DY7 6RW

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## Bridgnorth Road, Stourbridge DY7 6RW

Positioned on a highly desirable stretch connecting Wollaston and Kinver, is this deceptively spacious and stylish four bedroom detached family home. Situated within catchment for nearby reputable schooling and having an abundance of popular eateries and pubs within a short distance, this stunning home is also environmentally friendly with an A rated energy performance, thanks to it's solar panels with battery storage. To briefly summarise, this modern home is approached via a chipping stone driveway leading to garage and storm porch. The ground floor comprises of an entrance hall, utility area, cloakroom and lounge with double glazed bay window to front, an impressive open plan kitchen family room with integrated appliances, feature island with breakfast bar, a log burner, two lantern windows, underfloor heating and double glazed bi fold doors opening out to the rear garden and a master bedroom with a modern fitted en suite. To the first floor are three further double bedrooms and a shower room. There is a generous size south facing rear garden with two patio areas, lawn, a brick built BBQ and a summerhouse.





### **Front Of The Property**

With a chipping stone driveway to front leading to garage and storm porch, gates to front and gated side access.

### **Entrance Hall**

With a double glazed door to front, double glazed window to front, doors to various rooms, stairs to the first floor landing, a central heating radiator and sliding doors to a built in storage cupboard with a utility area having plumbing for washing machine and space for a tumble dryer.

### **Cloakroom**

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, double glazed window to side and a central heating radiator.

### **Lounge**

14'9" x 12'0"

With a door leading from the entrance hall, double glazed bay window to front, electric log effect burner and a central heating radiator.

### **Kitchen Family Room**

27'0" x 25'0"

With a door leading from the entrance hall, fitted with modern wall and base units, integrated double microwave oven and warming drawer, induction hob, integrated extractor fan, one and a half stainless steel sink and drainer, instant hot tap, integrated tall fridge, freezer and dishwasher, feature island with breakfast bar, hot tap, two large lantern ceiling windows, double glazed bi fold doors to the rear garden, freestanding log burner on glass hearth, recessed spotlights, tiled floor with underfloor heating, integrated speaker system, door to garage and a double glazed door to side.

### **Master Bedroom**

14'1" x 10'3"

With a door leading from the entrance hall, double glazed window to side, door to en suite and a central heating radiator.

### **En Suite**

With a door leading from the master bedroom, modern bath, separate



shower cubicle, WC, wash hand basin set into vanity unit, tiled walls, tiled floor with underfloor heating, recessed spotlights, extractor fan, double glazed window to side and a heated towel rail.

#### **Landing**

With stairs leading from the entrance hall, doors to rooms, double glazed window to side and loft access.

#### **Bedroom Two**

11'10" x 11'9"

With a door leading from the landing, double glazed window to front and a central heating radiator.

#### **Bedroom Three**

13'9" x 10'5"

With a door leading from the landing, double glazed window to rear and a central heating radiator.



#### **Bedroom Four**

10'7" x 7'11"

With a door leading from the landing, double glazed window to rear and a central heating radiator.

#### **Shower Room**

With a door leading from the landing, double glazed window to front, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, extractor fan, recessed spotlights and a central heating radiator.

#### **Garden**

With double glazed bi fold doors from the kitchen family room to a south facing rear garden with patio, outdoor lighting, gated side access, steps leading up to lawn with garden pond and a further patio seating area with brick built BBQ and summerhouse, and gates leading to vegetable patch, log store and two garden sheds.



**Garage**

31'1" x 8'3"

With an electric garage door to front, power, light and door to kitchen.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	96
(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		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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