



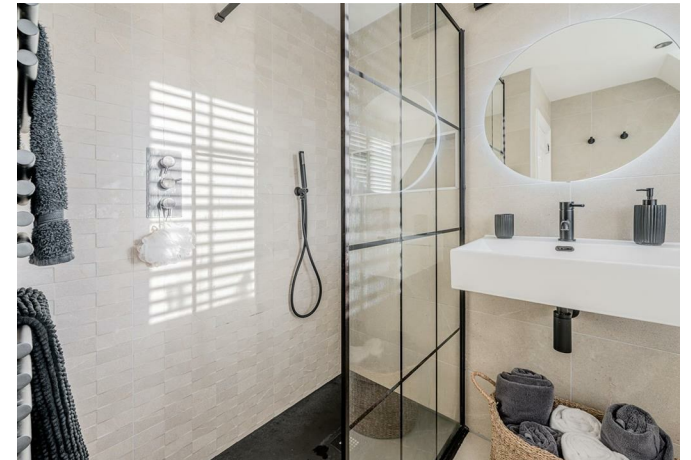
Farm Cottages, Racecourse Lane, Stourbridge, DY8 2RJ

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Occupying an exclusive position amongst this highly desirable lane opposite Stourbridge Golf Club and backing on to open fields, is this beautifully presented and well appointed three bedroom semi detached cottage. Having been sympathetically modernised by the current owners showcasing contemporary interiors throughout, the property still retains its character and charm and is the perfect blend of both old and new. To summarise the accommodation, prospective buyers can expect an entrance hall with newly installed double glazed composite door, well appointed lounge with wood burning stove and shutters, space for dining table and homeworking, country-style fitted kitchen, utility, downstairs cloakroom and garage completing the ground floor. Continuing upstairs are three well proportioned bedrooms, bedrooms one and two benefitting from built in wardrobes and traditional column radiators, whilst the third bedroom is currently servicing as a dressing room. The stunning family bathroom comprises of four piece suite with rainfall shower head and large bath with surface mounted taps all with striking black finishing. The rear garden is largely laid to lawn with decked seating and gated side access. Offering a semi rural feel this is well matched to those looking for a property surrounded by the countryside yet still has the practicalities of being closely positioned to Stourbridge Town, Pedmore and Hagley. The property is also offered with no upward chain.





Front of The Property

With a tarmac driveway providing parking for two cars, electric roller shutter garage door, outside light and double glazed composite door leading to the entrance hall.

Entrance Hall

With a double glazed composite door leading from the front of the property, tiled floor and door to lounge.

Lounge

19'8" x 13'1"

With doors leading from the entrance hall, kitchen and inner hall, log burning stove with exposed brick surround, decorative mantle and quarry tile hearth, comfortable space for seating, dining and home working, bespoke shutters with double glazed window to front, further double glazed window to rear and three central heating radiators.

Kitchen

16'4" x 7'2"

With a door leading from the lounge, fitted with wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated cooker and microwave, separate gas hob, cooker hood over, integrated dishwasher, double glazed windows to side and rear, further double glazed patio doors to rear, recessed spotlights, tiled floor and a central heating radiator.

Inner Hall

With doors leading from the lounge, utility/ downstairs cloakroom and garage, tiled floor and double glazed door to garden.



Utility/ Cloakroom

With a door leading from the inner hall, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, plumbing for washing machine and newly installed central heating boiler.

Landing

With stairs leading from the lounge, feature glass balustrade, doors to various rooms, storage cupboard, loft access and bespoke shutters with double glazed window to rear.

Bedroom One

11'5" x 9'2" max

With a door leading from the landing, fitted wardrobes, bespoke shutters with double glazed window to front and a column central heating radiator.

Bedroom Two

13'1" x 8'10" max

With a door leading from the landing, fitted wardrobes, bespoke shutters with double glazed window to front and a column central heating radiator.



Bedroom Three

10'5" x 8'2"

With a door leading from the landing, fitted wardrobes, shelves and drawers, bespoke shutters with double glazed window to rear, laminate floor and a column central heating radiator.

Bathroom

With a door leading from the landing, walk-in-in double shower with rainfall shower head, separate shower attachment, crittall-style shower screen, bath with surface mounted taps, floating wash hand basin, WC, tiled floor and walls, inset vanity shelving, recessed spotlights, bespoke shutters with double glazed window to rear and a vertical central heating radiator.

Garage

with door leading from the inner hall, electric roller shutter door to front, power and light.

Garden

With double glazed doors leading from the kitchen and inner hall to a partly walled garden, decked seating area, outdoor lighting, raised chipping stones and lawn beyond with shrub borders.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 <http://www.hunters.com>

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