



Bowling Green Road, Stourbridge, DY8 3RZ

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## Bowling Green Road, Stourbridge, DY8 3RZ

A fine example of a charming and modern four bedroom home in the heart of the 'Old Quarter' arranged over three floors presented to a high standard.

Falling a stone's throw from Mary Stevens Park and popular nearby pubs, this fantastic home is well suited to ever-growing families and is within excellent school catchment. The property briefly comprises of: welcoming through reception hall, modern fitted cloakroom, beautifully appointed sitting room, spacious lounge dining room with open fireplace and an extended contemporary kitchen breakfast room with vaulted ceiling, skylight windows, and double glazed patio doors leading out to the rear garden. Continuing upstairs off its sizeable landing is an attractive ensuite master bedroom with fitted wardrobes spanning the full width of the property, a jack & jill family bathroom, a further good sized bedroom and a spiral staircase to the second floor. Consisting of two bedrooms both of which are doubles, under eaves storage and a modern fitted bathroom. The rear garden is laid to a patio seating area and flat well maintained lawn, further covered seating area and garden shed.





### **Front Of The Property**

With a chipping stone driveway, block paved edging and steps leading up to the front door.

### **Entrance Hall**

With a door to front, double glazed feature window, tiled floor, skylight window, recessed spotlights and opening to the reception hall with doors to rooms, stairs to the first floor landing and a central heating radiator.

### **Sitting Room**

17'8" x 11'10"

With a door from the reception hall, two double glazed windows to front, recessed spotlights and a central heating radiator.

### **Cloakroom**

With a door from the reception hall, WC, wash hand basin set into vanity unit, double glazed window to side and a heated towel rail.

### **Side Entry**

With a door to front, tiled floor, double glazed window to reception hall and a door to rear garden.

### **Lounge Diner**

11'11" x 26'0"

With a door from the reception hall, open fireplace with decorative surround, double glazed window to rear, double glazed patio doors to rear, space for dining table, window to side, two central heating radiators, door to utility and opening to the kitchen.

### **Utility**

With a door from the lounge diner, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for fridge freezer, plumbing for washing machine, wall mounted boiler, hot water system and a heated towel rail.



### **Kitchen Breakfast Room**

17'8" x 11'1"

Opening from lounge diner, fitted with wall and base units, quartz work surfaces with matching splashback, inset double sink, integrated double oven, five ring gas hob, stainless steel cooker hood, integrated dishwasher and fridge, feature vaulted ceiling, two sets of patio doors to patio area, two skylight windows and a central heating radiator.

### **First Floor Landing**

With stairs from the reception hall, doors to rooms, double glazed windows to both sides, spiral staircase to the second floor and a central heating radiator.

### **Bedroom One**

11'9" x 21'3"

With a door from the landing and to the en suite, two double glazed windows to rear, built in wardrobes and a central heating radiator.

### **En Suite**

With a door from bedroom one, walk in shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, recessed spotlights, extractor fan, double glazed window to rear and a central heating radiator.

### **Bedroom Two**

11'9" x 9'11"

With a door from the landing and to the en suite, double glazed window to front, built in wardrobes and a central heating radiator.

### **Jack & Jill Bathroom**

With doors from bedroom two and the landing, modern freestanding bath, separate shower cubicle, WC, wash hand basin set into vanity unit, tiled floor, recessed spotlights, double glazed window to front and a heated towel rail.



### **Second Floor Landing**

With spiral staircase from the first floor landing, doors to various rooms and glass rooflight.

### **Bedroom Three**

8'0" x 7'10"

With a door leading from the second floor landing, double glazed window to side, double glazed skylight window to rear, eaves store, recessed spotlights and a central heating radiator.

### **Bedroom Four**

8'2" x 8'2"

With a door leading from the second floor landing, double glazed window to side, double glazed skylight window to front, eaves store, recessed spotlights and a central heating radiator.

### **Shower Room**

With a door leading from the second floor landing, shower cubicle, WC, wash hand basin set into vanity unit, double glazed window to side, recessed spotlights, part tiled walls, tiled floor and a heated towel rail.

### **Garden**

With double glazed patio doors from the kitchen and lounge to a large patio seating area, door to side entry, lawn beyond with mature shrub borders, garden shed and a further covered seating area to rear.

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 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.  
 Made with Metropix ©2024

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		47	
(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>

**HUNTERS**<sup>®</sup>  
 EXCLUSIVE



**HUNTERS<sup>®</sup>**  
EXCLUSIVE