



Racecourse Lane, Stourbridge DY8 2RL

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Offering a corner position nearby countryside trails including walks across Norton Covert as well as being within easy reach of Stourbridge Town and Hagley High Street, is this recently refurbished four bedroom detached family home. Upon approach is driveway with a door to a welcoming entrance hall and gated side access. The ground floor briefly comprises of: spacious open plan kitchen family room with separate utility room, a sitting room and modern fitted cloakroom. Upstairs has a master bedroom with walk in wardrobe and stylish ensuite, along with three further bedrooms and a contemporary family bathroom. Completing the property is a low maintenance rear garden with composite decking and artificial lawn. For prospective purchasers looking for something turn-key ready, this could be a strong contender and viewings are highly recommended to appreciate the accommodation on offer.





Front Of The Property

With a tarmac driveway and block paved edging, carport and gated side access.

Porch

With a double glazed door to front, door to lounge and a wall mounted heater.

Open Plan Kitchen Family Room

Lounge

11'3" x 7'8"

With a door from the porch, open to dining area, double glazed window to side and a central heating radiator.

Dining Area

14'9" x 13'11"

Opening from the lounge and to the kitchen, doors to various rooms, stairs to the first floor landing and a central heating radiator.

Kitchen

11'4" x 13'11"

Opening from the dining area, fitted with modern wall and base units, quartz work surfaces with matching splashback, surface wireless charger, one and a half bowl inset sink, double oven, integrated hob, extractor fan above, integrated dishwasher, feature island with breakfast bar with pop up plug sockets and wine chiller, skylight lantern window, triple glazed window to rear, triple glazed french doors to rear and an opening to the utility room.

Utility

11'3" x 6'8"

Opening from the kitchen, fitted with modern wall and base units, inset sink, space for fridge freezer with fitted plumbing, plumbing for washing machine, double glazed window to rear, double glazed door to rear, tiled floor, skylight window and a vertical central heating radiator.



Sitting Room

16'7" x 16'11"

With a door from the dining area, triple glazed bay window to front with fitted shutter blinds, further triple glazed window to side with fitted shutter blinds, under stairs storage cupboard and a central heating radiator.

Cloakroom

With a door from the dining area, double glazed window to front, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor and a heated towel rail.

Landing

With stairs leading from the dining area, doors to various rooms, triple glazed window to side, loft access and recessed spotlights.

Master Bedroom

14'0" x 10'4"

With a door from the landing, triple glazed window to front, walk in wardrobe with a range of hanging and shelving space, door to en suite and a central heating radiator.

En Suite

With a door from the master bedroom, shower cubicle, WC, wash hand basin set into vanity unit, triple glazed window to front and a heated towel rail.

Bedroom Two

11'7" x 11'3"

With a door from the landing, two triple glazed windows to side, feature vaulted ceiling, recessed spotlights and a vertical central heating radiator.



Bedroom Three

11'7" x 8'3"

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

Bedroom Four

8'4" x 8'2"

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

Bathroom

With a door from the landing, bath with shower attachment, shower cubicle, WC, wash hand basin set into vanity unit, triple glazed window to rear, recessed spotlights, extractor fan, airing cupboard and a chrome heated towel rail.

Garden

With triple glazed french doors from the kitchen to lawn with composite decking, steps leading down to artificial lawn, raised shrub borders, outside tap, power points, a gate leading to rear driveway and garage.

Garage

15'7" x 7'10"

With garage door to front, power, light and eaves storage.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(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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