

# HUNTERS®

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## Field Lane

Oldswinford, Stourbridge, DY8 2JQ



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Offers Over £400,000



## Front of The Property

To the front of the property there is a large driveway providing ample off road parking, outside tap and lighting and gated side access leading to the rear of the property.

## Porch

With a double glazed composite door with glass inserts leading from the front of the property, space for cloaks, laminate floor, recessed spotlights and further door leading to entrance hall.

## Entrance Hall

With a door leading from porch, stairs to first floor landing, useful storage cupboard, doors to various rooms, laminate floor and a central heating radiator.

## Cloakroom

With a door leading from entrance hall, WC, wash hand basin, tiled splashback, shelving, laminate floor, recessed spotlights, extractor and a central heating radiator.

## Kitchen Diner

25'11" x 8'2" (7.9 x 2.5)

With a door leading from entrance hall, fitted with a range of high quality gloss matching wall and base units, worksurfaces with upstands, double bowl sink with instant boiling water tap, decorative wall tiling, integrated eye-level hide and slide self cleaning oven, separate combi microwave oven with warming drawer, induction hob with extractor hood above, fridge freezer, dishwasher, plumbing for washing machine, pantry-style pull-out drawers and hidden pull-out bin, fitted seating with built-in storage, karndean floor, under cupboard lighting, recessed spotlights, double glazed windows to front and side, electronic control skylight window, double glazed door leading to side and a vertical column central heating radiator.

## Extended Lounge

19'8" x 13'1" (6 x 4)

With a door leading from entrance hall, feature electric fire with decorative wood store, comfortable space for seating and home working, laminate floor, wall lights, double glazed patio doors leading to garden, a column central heating radiator and further central heating radiator.

## Landing

With stairs leading from entrance hall, further stairs leading to upper landing, doors to various rooms and a central heating radiator.

## Bedroom Two

13'9" x 8'10" max (4.2 x 2.7 max)

With a door leading from landing, built-in wardrobes, laminate floor, double glazed windows to front and a central heating radiator.

### Bedroom Three

13'1" x 7'6" (4 x 2.3)

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

### Bedroom Four

9'10" x 5'10" (3 x 1.8 )

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

### Bathroom

With a door leading from landing, bath with waterfall shower head and separate shower attachment, fitted shower screen, WC, wash hand basin, part tiled walls, recessed spotlights, double glazed window to side and a central heating radiator.

### Upper Landing

With stairs leading from landing and door to master bedroom.

### Master Bedroom

16'0" x 10'9" max (4.9 x 3.3 max )

With doors leading from upper landing and en suite, eaves storage, space for dressing table, recessed spotlights, laminate floor, double glazed windows to rear and side and a central heating radiator.

### En Suite

With a sliding door leading from master bedroom, double walk-in shower, waterfall shower head and separate shower attachment, wash hand basin set into vanity unit, WC, tiled walls, recessed spotlights, double glazed window to rear and a chrome central heated towel rail.

### Garden

With double glazed patio doors leading from extended lounge and further double glazed door leading from kitchen diner to a patio seating area, sleeper borders with mature shrubs, well maintained lawn, decorative chipping stones, further patio seating area, shed, electric point and gated side access leading to the front of the property.



Map data ©2025

## A satellite map of Oldswinford, Birmingham, showing Hagley Rd and a location marker. The map is labeled 'B4186 OLDSWINFORD' and 'Hagley Rd'. A yellow location pin is placed on the road. The map is credited to 'Google, Landsat / Copernicus, Maxar Technologies'.

GROUND FLOOR

EXTENDED LOUNGE

KITCHEN/DINER

ENTRANCE HALL

PORCH

WC

STAIRS

STORAGE

1ST FLOOR

BEDROOM

BEDROOM

BEDROOM

BATHROOM

WARDROBE

LANDING

STAIRS

STAIRS

2ND FLOOR

ENSUITE

MASTER BEDROOM

STAIRS

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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 C3025.

Please contact our Hunters Stourbridge Office  
on 01384 443331 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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