



Rectory Road, West Midlands DY8 2HA

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## Rectory Road, West Midlands DY8 2HA

Situated in a securely gated close off Rectory Road; this expansive four bedroom detached family home offers spacious and versatile living accommodation and must be viewed to fully appreciate the accommodation on offer. Located in the heart of Oldswinford in close proximity to St. Mary's Church and close to reputable public and private schooling, Stourbridge Junction, Oldswinford High Street and other village amenities. To give prospective buyers an insight; the property in brief comprises of; stylish entrance porch leading to welcoming reception hall arranged across two floors, formal dining room which could also be used as a fifth bedroom, multi-functional study/office, spacious lounge with feature gas fireplace, decorative surround and patio doors leading to private rear garden. Continuing through the property leads to an impressive high specification kitchen breakfast room with complete with underfloor heating, marble worksurfaces and centre island, additional utility and guest cloakroom adding an essential sense of practicality. Situated on the lower ground floor allows for further flexible and independent living with hobbies room and large storage area. Accessed off the gallery-style split-level landing leads to four comfortable-size bedrooms all with built-in wardrobes and two boasting ensuites, additional family bathroom and loft access. The rear garden provides homeowners with private patio seating with mature trees and useful garden room with storage space whilst the front of the property boasts parking for up to four cars. This fantastic family home is well-paired to large and multi-generational families with the ability to entertain whilst effortlessly allowing for those wanting their own space.





### **Front of the Property**

With gated access from Rectory Road, to the front of the property is a blocked paved driveway, mature shrubs to the side, a dwarf wall with decorative railings and a step leading to the entrance porch.

### **Porch**

With a double glazed door and window to the front and double doors leading to the reception hall.

### **Reception Hall**

Split over two floors with double doors from the porch, stairs leading to the lower level reception hall which then leads onto the lounge and kitchen/ breakfast room, stairs to the first floor, doors leading to various other rooms and two central heating radiators.

### **Dining Room**

11'9" x 9'2"

With a door from the reception hall, a double glazed window to the front, recess spotlights, wall lights and a central heating radiator.

### **Study/ Home Office**

10'5" x 7'10"

With a door from the reception hall, a double glazed window to the front, recess spotlights and a central heating radiator.

### **Lounge**

17'5" x 12'2"

With double doors from the lower reception hall, a gas fireplace with decorative surround, wall lights, recess spotlights, patio door leading to rear garden and a central heating radiator.

### **Cloakroom**

With a door from the lower level reception hall, a WC, wash hand basin set into vanity unit, part tiled walls, recess spotlights, extractor fan, a double glazed window to the side and a heated towel rail.

### **Kitchen/ Breakfast Room**

24'11" x 11'8"

With a door from the lower level reception hall, a modern fitted kitchen with a range of wall and base units, marble work surface with matching upstand, in set one and a half bowl sink, integrated oven, microwave and plates warmer, an induction hob with a stainless steel cooker hood over, pull out larder cupboard, integrated dish washer, double glazed windows to the side and rear, double glazed double doors to the side leading to the rear garden, two double glazed Velux windows, portable island, space for a breakfast table, under floor heating and a door to utility.



### Utility

5'0" x 7'1"

With a door from the kitchen/ breakfast room, a range of wall and base units, marble work surface with matching upstands, an inset sink, plumbing for washing machine, wall mounted boiler, double glazed window to the side, recess spotlights and an extractor fan.

### Lower Floor Hall

With stairs from the reception hall, tiled flooring, doors to various rooms and a central heating radiator.

### Lower Floor Hobbies Room

10'5" x 11'3"

With a door from the lower level hall, a double glazed window to the front, tiled flooring, built in storage cupboard and a central heating radiator.

### Lower Floor Store Room

9'6" x 7'4"

With a door from the lower level hall, a double glazed window to the front, tiled flooring and a central heating radiator.

### First Floor Landing

With stairs from the reception hall, doors to various rooms, built in storage cupboard, loft access, recess spotlights and a central heating radiator.

### Bedroom One

13'5" x 7'8"

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

### En Suite

5'6" x 7'4"

With a door from bedroom one, a shower cubical, a WC, wash hand basin set into vanity unit, full tiled walls, tiled flooring, shaving point, a double glazed window to the front, recess spotlights, an extractor fan and a chrome heated towel rail.

### Bedroom Two

10'5" x 11'11"

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





### **En Suite**

With a door from bedroom two, a shower cubical, a WC, wash hand basin, full tiled walls, tiled flooring, a double glazed window to the side, shaving point, extractor fan, recess spotlights and a heated towel rail.

### **Bedroom Three**

9'2" x 10'1"

With a door from the first floor landing, two double glazed windows to the rear, built in wardrobes, recess spotlights and central heating radiator.

### **Bedroom Four**

8'10" x 8'0"

With a door from the first floor landing, a double glazed window to the front, built in wardrobe, recess spotlights and a central heating radiator.

### **Bathroom**

8'3" x 4'10"

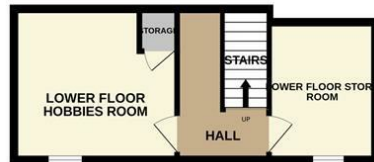
With a door from the first floor landing, a bathtub with shower over, a WC, wash hand basin and bidet set into vanity unit, full tiled walls, tiled flooring, recess spotlights, extractor fan, double glazed window to the side, shaving point and heated towel rail.

### **Garden**

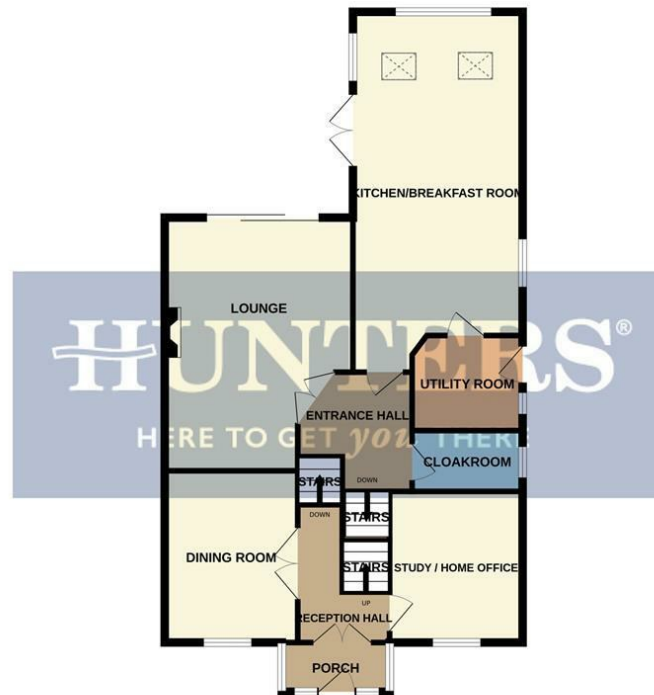
With patio doors from the lounge and double doors from the kitchen/ breakfast room leading to a patio seating area, a dwarf wall and further patio area beyond, a garden room and gated side access.

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.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	74	78
(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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