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Wentworth Road, Wollaston, Stourbridge, DY8 4SB

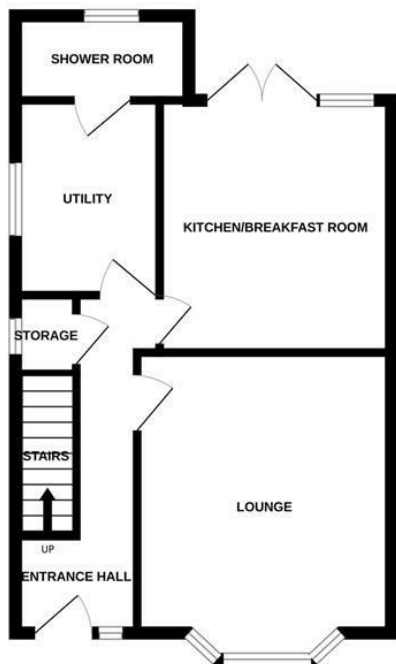
Wentworth Road, Wollaston, Stourbridge, DY8 4SB

Offers In The Region Of £360,000

A lovely example of a traditional bay-fronted four bedroom semi detached home with flexible and versatile living. Ideal for large and mixed families with accommodation across three floors; the property has been beautifully modernised and maintained by the current owners and briefly comprises of: welcoming entrance hall with useful store cupboard, spacious lounge with feature fire place, modern kitchen breakfast room with a variety of in-built appliances and french doors to rear garden, separate utility and downstairs shower room adding an essential sense of practicality. Continuing upstairs leads to three bedrooms, two of which are doubles and family bathroom with separate corner shower. The upper floor boasts an impressive master bedroom with fitted wardrobes, dressing table and en suite. The rear garden is child-friendly with patio seating, level lawn area leading to detached garage and gated side access leading to a large driveway and well-kept foregarden. Additional benefits include being located close to Wollaston Village, nearby canal and is currently a part of a complete upward chain. Viewings are highly recommended to appreciate this beautifully presented and deceptively spacious family home.

Hunters Stourbridge 11a St Johns Road, Stourbridge, DY8 1EJ | 01384 443331
stourbridge@hunters.com | www.hunters.com

GROUND FLOOR



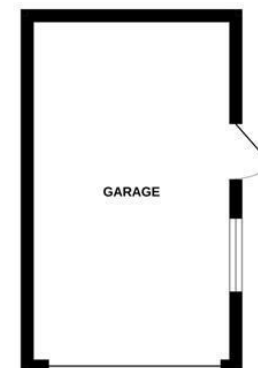
1ST FLOOR



2ND FLOOR



GARAGE



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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Front of The Property

To the front of the property there is a large tarmacadam driveway with decorative shipping stones, well maintained lawn, outside light, up and over door to detached garage and gated side access with wrought-iron railings leading to rear garden.

Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, storage cupboard, doors to various rooms, Karndean floor and a central heating radiator.

Lounge

14'9" into bay x 11'5"
With a door leading from entrance hall, space for seating, feature fire place with gas fire and marble hearth, wall lights, double glazed bay window to front and a central heating radiator.

Kitchen Breakfast Room

11'5" x 10'5"
With a door leading from entrance hall, fitted with a range of high quality matching wall and base units, worksurfaces with matching upstands, ceramic sink and drainer, splashback, integrated eye-level oven and grill, five-ring gas hob, cooker hood over, fridge freezer, dishwasher, hidden bin store, pull-out corner larder cupboard and pan drawers, recessed spotlights, space for breakfast table, Karndean floor, double glazed french doors leading to rear garden and a vertical column central heating radiator.

Utility

8'10" x 4'11"
With doors leading from entrance hall and shower room, fitted with a range of matching wall and base units, worksurfaces with matching upstands, plumbing for washing machine, space for tumble dryer, under-counter integrated fridge and pull-out spice rack, recessed

spotlights, Karndean floor, double glazed window to side and a vertical column central heating radiator.

Shower Room

With a door leading from utility, double shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, wall mounted housed Worcester Bosch central heating boiler, recessed spotlights, double glazed window to rear and a chrome central heated towel rail.

Landing

With stairs leading from entrance hall and upper landing, doors to various rooms and double glazed window to side.

Bedroom Two

15'8" into bay x 10'9"
With a door leading from landing, double glazed bay window to front and a central heating radiator.

Bedroom Three

11'9" x 10'9"
With a door leading from landing, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from landing, bath, corner shower, WC, wash hand basin, tiled walls, extractor, sensory lighting, double glazed window to rear and a central heating radiator.

Master Bedroom

16'0" x 9'2" plus wardrobes
With a door and stairs leading from upper landing having double glazed window to side, fitted wardrobes, dressing table and bed side cabinets, eaves storage, wall lights, doors to en suite, double glazed window to rear, skylight window and a central heating radiator.

En Suite

With doors leading from master bedroom, corner shower,

WC and wash hand basin set into vanity unit, tiled splashback, recessed spotlights, extractor, skylight window and a chrome central heating towel rail.

Garden

With double glazed french doors leading from kitchen breakfast room to a patio seating area, dwarf wall, well maintained lawn, hot and cold tap, decorative chipping stones, wrought iron railings and gated side access leading to the front of the property and door to detached garage.

Garage

With up and over door leading from the front of the property, useful storage space, light and power and door to rear garden.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

The information provided is intended to give a general 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.









