

HUNTERS®

HERE TO GET *you* THERE



Vicarage Road

Wollaston, Stourbridge, DY8 4NP

Offers In Excess Of £350,000



Council Tax: C



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Front of the Property

To the front of the property is a block paved driveway, gated side access to the rear garden, access to the garage and a double glazed door leading to the porch.

Porch

With a double glazed door to the front and a door leading to the lounge.

Lounge

17'6" x 11'0" (5.35 x 3.36)

With a door from the porch, a gas fire place with a decorative surround, a double glazed window to the front, door leading to the rear hall and two central heating radiators.

Rear Hall

With doors leading to the various rooms, stairs leading to the first floor landing, a double glazed window to the rear garden and a central heating radiator.

Kitchen

10'10" x 8'11" (3.31 x 2.74)

With a door from the rear hall, fitted kitchen with a range of wall and base units, work surface over with tiled splash back, one and a half bowl sink and drainer, double oven with a gas hob and extractor fan above, plumbing for dish washer, space for a tall fridge/freezer, two double glazed windows to the rear and side and doors leading to the dining room.

Dining Room

10'10" x 9'4" (3.32 x 2.87)

With a door from the kitchen and lounge and double glazed patio doors leading to the conservatory,

Conservatory

7'6" x 9'7" (2.29 x 2.94)

With double glazed patio doors from the dining room, tiled flooring, wall lights, double glazed french doors leading to the rear garden, glass roof and a central heating radiators.

Cloakroom

With a door from the rear hall, a WC, wash hand basin, part tiled walls, double glazed window to the rear and plumbing for a washing machine.

Landing

With stairs from the rear hall, doors leading to various rooms, a double glazed window to the front and a central heating radiator.

Bedroom One

14'3" x 10'5" (4.36 x 3.18)

With a door from the first floor landing, double glazed window to the front and a central heating radiator.

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Bedroom Two

12'4" x 10'5" (3.76 x 3.20)

With a door from the first floor landing, a double glazed window to the rear, fitted wardrobes and airing cupboard, loft access and a central heating radiator.

Bedroom Three

9'10" x 8'2" (3.02 x 2.49)

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

Bedroom Four

9'11" x 8'2" (3.03 x 2.51)

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

Bathroom

5'3" x 10'11" (1.62 x 3.35)

With a door from the first floor landing, a bathtub with electric shower over, fitted glass shower screen, a WC, wash hand basin, built in storage cupboard a double glazed window to the rear, a central heating radiator and a chrome heated towel rail.

Garage

14'8" x 8'0" (4.48 x 2.46)

With an electric garage door to the front, a wall mounted boiler, power and lighting and a door leading to the rear hall.

Garden

With double glazed french doors from the conservatory to a paved area with access leading to the side entry, steps down to lawn and a path to the side of the property which has a further paved seating area, green house and space for garden storage.



WOLLASTON High St

bus, Landsat / Copernicus, Maxar Technologies

A Google Map of the Wollaston area. An orange pin marks the location of the property on High St. The map shows surrounding roads including Brettell Ln, Amblecote, High St, and Stourbridge. Other labels include Bridgnorth Rd, WOLLASTON, and Stourbridge. The Google logo and 'Map data ©2026' are visible at the bottom.

The floor plan is divided into two main sections: the Ground Floor and the 1st Floor.

GROUND FLOOR: The layout includes a front **PORCH** leading into a large **LOUNGE**. To the right of the lounge is a **REAR HALL** which provides access to a **KITCHEN**, a **DINING ROOM**, and a **CONSERVATORY** at the rear. A **GARAGE** is attached to the side of the rear hall. A **CLOAKROOM** and a set of **STAIRS** (with 'UP' and 'DOWN' arrows) are located near the rear hall.

1ST FLOOR: This level features four bedrooms: **BEDROOM 1** (a large master bedroom), **BEDROOM 2**, **BEDROOM 3**, and **BEDROOM 4**. There is a central **LANDING** with two **WARDROBE**s. A **BATHROOM** is located at the rear of the first floor, with a **TORAC** (towel rack) nearby. A set of **STAIRS** with 'DOWN' and 'UP' arrows connects the first floor to the ground floor.

WATERMARK: A large, semi-transparent watermark for 'HUNTERS' is overlaid across the center of the plan, with the tagline 'HERE TO GET you THERE' below it.

DISCLAIMER: At the bottom of the page, a disclaimer states: '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 Metroplan ©2025'.

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 (21-38) F (1-20) G Not energy efficient - higher running costs		67	75
England & Wales		EU Directive	EU Directive

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