

# HUNTERS®

HERE TO GET *you* THERE



**Rugby Road**  
Stourbridge, DY8 4RJ

£1,375 Per Month



Council Tax: C



# 14 Rugby Road

Stourbridge, DY8 4RJ

£1,375 Per Month



## Kitchen/Dining Area

This bright and airy kitchen features a neutral palette with tiled flooring that extends into a dining area. It is well-equipped with modern fitted cabinetry, including ample storage space, integrated appliances, and a cooker with a stainless steel extractor hood. A large window above the sink and French doors open out onto the garden, allowing plenty of natural light to fill the room and providing easy access to the outdoors.

## Rear Garden

The rear garden features a spacious paved patio area ideal for outdoor dining or relaxation, which transitions smoothly onto a neatly maintained lawn bordered by fresh fencing and a raised planting bed, creating a private and welcoming outdoor space.

## Front Exterior

The front exterior showcases a well-maintained semi-detached house with a bay window and a pitched roof over the porch, complemented by a wide driveway providing ample off-road parking. The surrounding area is residential with similar style homes close by.

## Landing

The landing area is carpeted and painted in neutral tones, connecting the stairway to the first-floor rooms. It is well-lit and offers easy access to the bedrooms and bathroom.

## Bathroom

The family bathroom is contemporary and features tiled walls and flooring in a light grey shade, complemented by a feature tiled panel above the bath. It includes a white bath with shower, a wall-mounted vanity unit with an inset basin, and a

close-coupled WC. A frosted window allows for natural light while maintaining privacy, and a heated towel rail adds comfort.

## Bedroom 1

This well-proportioned bedroom is carpeted in a soft grey tone and painted in neutral hues, featuring a large window that fills the room with natural light. It benefits from built-in storage with double doors, offering practical space for clothes and belongings.

## Bedroom 2

This bedroom is comfortably sized with neutral decor and carpet flooring, featuring a window that offers views of the surrounding area. It is an ideal space for relaxation or use as a guest room.

## Bedroom 3

A smaller bedroom with neutral walls and carpeted flooring, this room benefits from a window that allows natural light to filter in, making it suitable as a child's bedroom or study space.

## Living Room

A generously sized living room featuring a bay window that allows natural light to fill the space. The room is carpeted in a soft grey, complemented by neutral painted walls, providing a welcoming and comfortable area for family gatherings or entertaining.

## Utility Room

This utility or storage room has a painted floor and brick walls, offering a practical space for laundry or additional storage needs. It includes a door to the outside, providing convenient access.

## Kitchen

The kitchen is bright and contemporary, showcasing a tiled floor that complements the light grey cabinetry. It is fitted with integrated appliances including an oven and hob, and features a tiled splashback in a subtle mosaic pattern. A large window above the sink and French doors open to the rear garden, bringing the outside in and providing easy access for outdoor dining.

## Garage

The garage has a plain painted interior and a clean, smooth floor. It offers practical storage space or potential for various uses, with access via a door at the rear leading to the garden. The garage also boasts a utility room to the rear with a toilet.



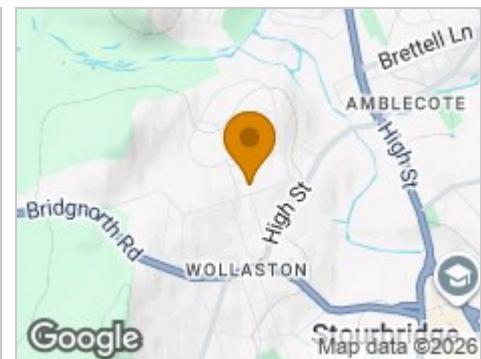
## Road Map



## Hybrid Map



## Terrain Map



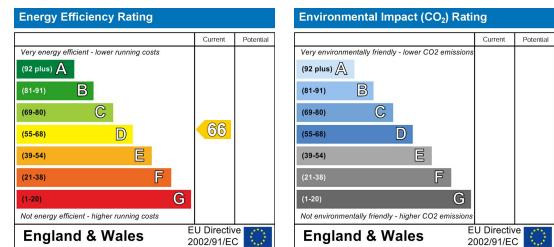
## Floor Plan



## Viewing

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 Graph



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. **THINKING OF SELLING?** 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.