

HUNTERS®

HERE TO GET *you* THERE



Cotswold Road

Stourbridge, DY8 4UW

£260,000



Council Tax: B



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Front Of The Property

With a block paved driveway leading to garage store and the front door.

Porch

With a double glazed door to front, double glazed door to rear, double glazed window to side and a further double glazed door to the entrance hall.

Entrance Hall

With a double glazed door from the porch, stairs to the first floor landing, doors to rooms and a central heating radiator.

Kitchen

13'6" x 7'7" (4.14 x 2.32)

With a door from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, sink and drainer, integrated double oven, gas hob, stainless steel cooker hood, integrated fridge and freezer, plumbing for dishwasher, breakfast bar, tiled floor, recessed spotlights, double glazed window to front and a central heating radiator.

Lounge

11'1" x 16'0" (3.38 x 4.90)

With a door from the entrance hall, double glazed french doors to rear, log burning stove, wooden mantle, wall lights and a central heating radiator.

Games Area

8'6" x 7'6" (2.61 x 2.3)

With a door from the entrance hall, built in storage cupboard and a double glazed door to the garage store.

Garage Store

7'2" x 8'2" (2.19 x 2.49)

With an electric garage door to front, plumbing for washing machine, double glazed door to games area, power and light.

Landing

With stairs from the entrance hall, doors to rooms and loft access with ladder.

Bedroom One

11'4" x 16'0" (3.47 x 4.88)

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

Bedroom Two

9'10" x 9'3" (3 x 2.84)

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

Bedroom Three

5'8" x 6'5" (1.73 x 1.97)

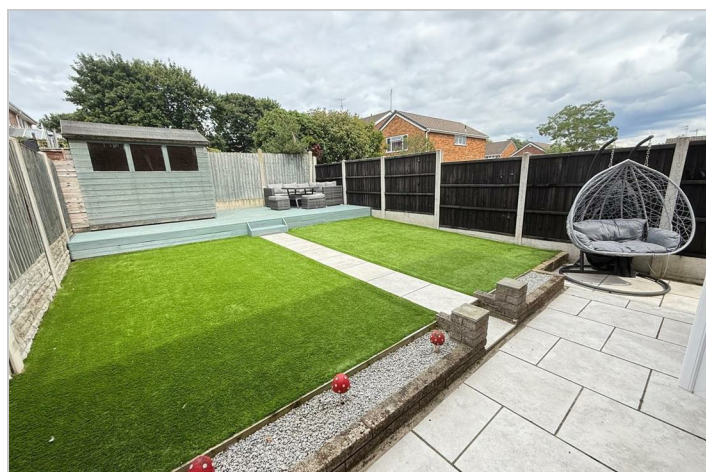
With a door from the landing, double glazed window to front and a central heating radiator.

Bathroom

With a door from the landing, double glazed window to side, P shape bath with shower over and fitted glass shower screen, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, recessed spotlights, extractor fan, built in storage cupboard and a central heating radiator.

Garden

With access from the lounge and porch to a patio area, outdoor power lights and lighting, artificial lawn beyond and a decked seating area with garden shed.



A map snippet from Google Maps showing the location of Amblecote. A red pin marks a spot on Hillfields Rd, just north of the A458 road. The map also shows the A458 road running horizontally, with Stourbridge to the west and Stourbridge Rd to the east. The town of Amblecote is labeled to the north of the pin. The map data is dated 2025.

The floor plan is divided into two main sections: the Ground Floor on the left and the 1st Floor on the right. The Ground Floor features a large Lounge at the top, a Games Area in the middle, and a Garage Store at the bottom. A central Hall connects these areas to a Breakfast Kitchen and a Porch. Stairs lead up from the Hall. The 1st Floor consists of three bedrooms (Bedroom 1, Bedroom 2, and Bedroom 3) and a Bathroom. A Landing area provides access to the bedrooms and the Bathroom. A large 'HUNTERS' watermark is overlaid across the center of the plan.

GROUND FLOOR

LOUNGE

STORAGE

STAIRS

UP

HALL

PORCH

GAMES AREA

BREAKFAST KITCHEN

GARAGE STORE

1ST FLOOR

BEDROOM 1

UP

STAIRS

LANDING

BEDROOM 3

BEDROOM 2

BATHROOM

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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 Mapcon C3525.

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			

England & Wales

EU Directive 2012/91/EC

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.

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