



Bowling Green Road, Stourbridge DY8 3TT

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A fine example of a charming and five bedroom home in the heart of the 'Old Quarter' completed to a high standard. Falling a stone's throw from Mary Stevens Park and popular nearby pubs, this fantastic home is well suited to ever-growing families and is within excellent school catchment. The property briefly comprises of: welcoming entrance hall, modern fitted cloakroom, spacious lounge dining room with a modern feature inset fire place, a contemporary open plan kitchen family room with underfloor heating and double glazed bifold doors leading out to the rear garden and a useful utility room. Continuing upstairs off its sizeable landing is an attractive ensuite master bedroom with fitted wardrobes, a family bathroom, a further good sized bedroom benefiting from an en suite and three other ample sized bedrooms. The rear garden is laid to a patio seating area and flat well maintained lawn and further mature shrubbed borders. This is a fantastic all-rounder family home which is turn-key ready and an opportunity not to be missed.





Front of the Property

To the front of the property is a tarmac driveway, chipping stone borders, access to the garage and a double glazed front door.

Entrance Hall

With a double glazed door from the front, doors to various rooms, stairs leading to the first floor and a central heating radiator.

Cloakroom

With a door from the entrance hall, a WC, wash hand basin set into vanity, tiled splashback, a double glazed window to the front, fitted shutter blinds and a central heating radiator.

Lounge Dining Room

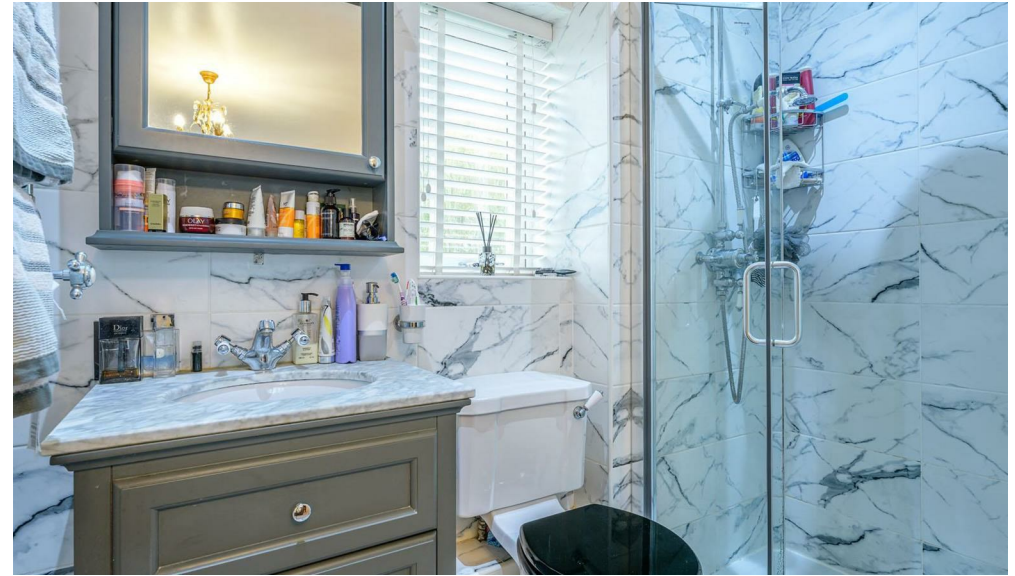
32'3" x 11'4"

With double doors from the entrance hall, a double glazed bay window to the front with fitted shutter blinds, a modern inset gas fire with decorative surround, double glazed patio doors leading to the rear garden fitted with shutter blinds, a door leading to the open plan kitchen family room and two central heating radiator.

Open Plan Kitchen Family Room

14'5" x 27'4"

With a door from the lounge dining room and a door from the utility, a modern fitted kitchen with a range or wall and base units, quartz work surface and a matching splashbacks, space for a range cooker with an extractor hood above, integrated microwave, integrated dishwasher, wine cooler, space for an American style tall fridge/freezer, a feature island with a breakfast bar, recess spotlights, double glazed bifolds doors to the rear garden, two double glazed window to the rear, two skylight windows to the side and underfloor heating.



Utility

4'6" x 9'6"

With a door from the entrance hall and the open plan kitchen family room, fitted wall and base units, quartz work surface with matching splashbacks, plumbing for a washing machine, space for a tumble dryer, a double glazed window to the front, a double glazed door to the side, a door to the garage and underfloor heating.

Landing

With stairs from the entrance hall, doors to various rooms, an airing cupboard, loft access with a fitted loft ladder and a central heating radiator.

Bedroom One

12'5" x 12'5"

With a door from the first floor landing, a double glazed window to the front fitted with shutter blinds, a built in wardrobe, opening to the en suite and a central heating radiator.

En Suite

With an opening from the first bedroom, a shower cubical, a WC, wash hand basin set into vanity, fully tiled walls, tiled flooring, a double glazed window to the rear, recess spotlights and an extractor fan.

Bedroom Two

11'0" x 9'6"

With a door from the first floor landing, a double glazed window to the front fitted with shutter blinds, fitted wardrobe, a door to the en suite and a central heating radiator.

En Suite

With a door from the second bedroom, a modern shower cubical, a WC, wash hand basin set into vanity, fully tiled walls, tiled flooring, recess spotlights, an extractor fan, a double glazed window to the side and a chrome heated towel rail.



Bedroom Three

11'3" x 9'11"

With a door from the first floor landing, a double glazed window to the rear fitted with shutter blinds, built in wardrobes and a central heating radiator.

Bedroom Four

8'0" x 7'4"

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

Bedroom Five

7'1" x 7'5"

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

Bathroom

With a door from the first floor landing, a modern fitted bathroom with a roll top claw foot bathtub with a shower head attachment, a WC, wash hand basin, part tiled walls, tiled flooring, shaving point, recess spotlights, an extractor fan and a chrome heated towel rail.

Garage

17'8" x 8'3"

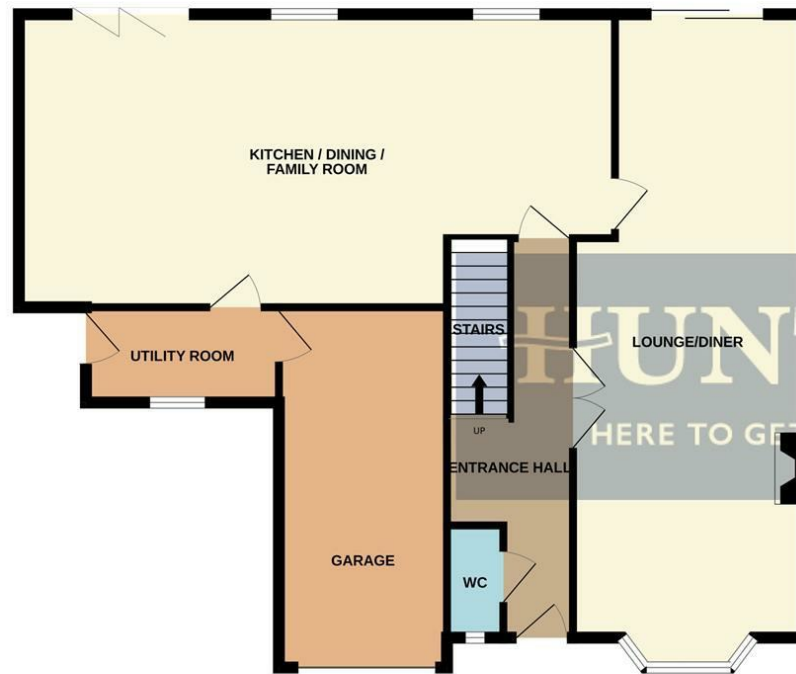
With a garage door from the front, a door from the utility and power and lighting.

Garden

With double glazed bifold doors from the kitchen dining family room leading to a patio seating area, lawn beyond, mature shrubbed borders, an outside tap, power points, outdoor lighting, access to the utility and gated side access.

Our property information is provided as a guide only. 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



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		83
(81-91) B		
(69-80) C	72	
(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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