



Lawn Street, Stourbridge DY8 3UQ

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EXCLUSIVE



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This three bedroom double fronted family home, thoughtfully refurbished by its current owners, effortlessly blends enviable proportioned living spaces with stylish and contemporary interiors. Positioned within the highly desirable 'Old Quarter', the property favours close catchment to excellent nearby schools, popular pubs, Mary Stevens Park and Stourbridge Town Centre. This home briefly comprises of a welcoming porch, well appointed living room with a feature log burning stove and double glazed sash windows with fitted shutter blinds, a stunning open plan kitchen family room with ample entertaining space, integrated appliances, a large lantern window and Bi fold doors opening to the spacious rear garden, utility room allowing for an essential sense of practicality and a ground floor shower room. Continuing upstairs are three well proportioned bedrooms, one of which with a built in wardrobe, and a family bathroom. The sizable rear garden is mostly lawned, with patio areas to the front and rear. 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 decorative dwarf wall, a path leading to the front door, gated side access and an electric vehicle charger.

Porch

With a double door from the front of the property, a double glazed window to the front, tiled flooring and a further door leading to the living room.

Living Room

16'0" x 23'6"

With a door from the porch, two double glazed sash windows to the front fitted with shutter blinds, a feature multifuel 'Clearview' log burning stove with a wooden mantle piece over, a study area, doors to various rooms, stairs leading to the first floor landing and three central heating radiators.

Open Plan Kitchen Family Room

23'0" x 22'2"

With a door from the living room, a modern fitted kitchen with a range of wall and base units with Quartz work surface over, an inset Belfast two bowl sink, an integrated double oven, a five ring gas hob with a stainless steel cooker hood over, an integrated dishwasher, space for an American Style fridge/freezer, a breakfast bar, an integrated wine cooler, a lounge and dining area with a large lantern window with LED lighting, multi functional Bi fold doors with 'between glass blinds' leading to the rear garden, a heating and cooling air conditioning unit, recess spotlights, tiled flooring and three central heating radiators.



Utility

6'2" x 4'9"

With a door from the lounge area in the kitchen family room, a range of wall and base units with work surfaces over, a wall mounted boiler, plumbing for a washing machine, space for a tumble dryer, tiled flooring and a central heating radiator.

Shower Room

With a door from the living room, a shower cubical, a WC, wash hand basin set into vanity unit, an extractor fan, recess spotlight, tiled flooring and a chrome heated towel rail.

Landing

With stairs from the living room, doors to various rooms and loft access.

Bedroom One

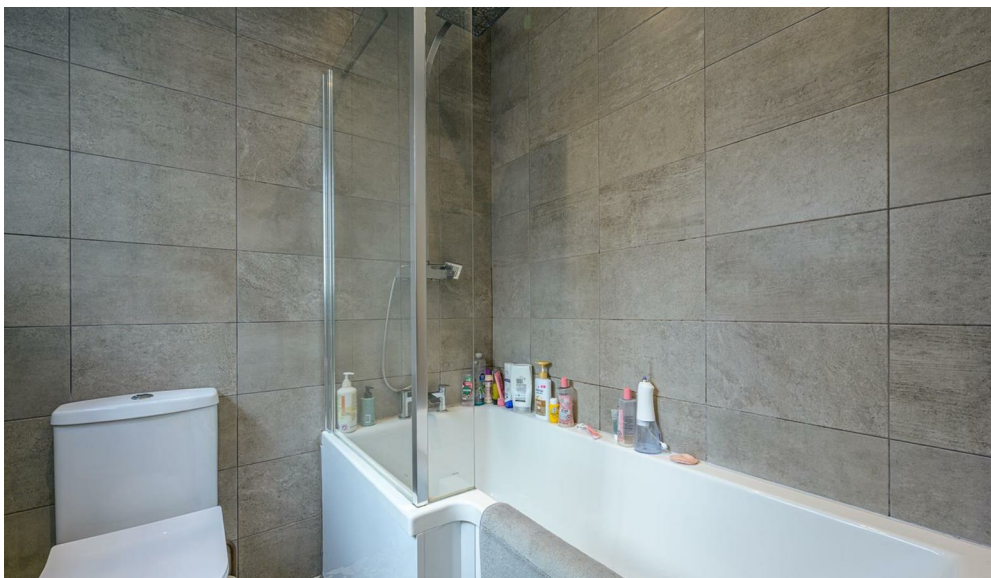
12'9" x 11'11"

With a door from the first floor landing, a double glazed sash window to the front with fitted shutter blinds, a built in wardrobe, a heating and cooling air conditioning unit and a central heating radiator.

Bedroom Two

9'2" x 10'11"

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



Bedroom Three

9'0" x 10'2"

With a door from the first floor landing, two double glazed windows to the rear, air conditioning and a central heating radiator.

Bathroom

With a door from the first floor landing, a modern fitted bathroom with a P shaped bathtub and shower over, a fitted glass shower screen, a WC, wash hand basin set into vanity unit, part tiled walls, tiled flooring, a double glazed window to the rear, recess spot lights, an inline silent fan and a chrome heated towel rail.

Rear Garden

With large Bi fold doors from the kitchen family room leading to a spacious patio area, steps leading down to lawn, a garden shed to the rear, outdoor lighting, fully equipped with an automatic water irrigation system to front and rear, three power point, two cold water bib outside taps and one hot water bib outside tap and gated side access.

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. 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.



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		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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