

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Bridgnorth Road

Wollaston, Stourbridge, DY8 3PZ



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Offers Over £300,000



## Front of The Property

To the front of the property there is chipping stone foregarden, gated side access leading to the rear garden and double glazed door leading to entrance hall.

## Entrance Hall

With a double glazed door to front, two double glazed stained glass windows, stairs to first floor landing and door to lounge.

## Lounge

15'8" x 9'10" (4.8 x 3)

With a door leading from the entrance hall, double glazed bay window to front, laminate flooring and a central heating radiator.

## Sitting Room

15'8" x 12'0" (4.8 x 3.66)

With a door leading from the Kitchen diner, double glazed bay window to front, gas fireplace with brick built surround, tiled hearth and a wooden mantle, feature ceiling beam and a central heating radiator.

## Kitchen Dinning Room

20'0" x 14'11" (6.1 x 4.55)

With doors leading from the sitting room and lounge to a spacious dining area, with two double glazed windows to rear, laminate flooring, central heating radiator and step leading to a modern fitted kitchen, with a range of wall and base units, work surfaces with tiled splash back, integrated electric oven, gas hob with extractor above, plumbing for dishwasher, space for tall fridge freezer, double glazed door and window to rear, tiled flooring and door to leading to Cloakroom and Utility.

## Cloakroom / Utility Room

8'2" x 4'7" (2.5 x 1.4)

With a door leading from the Kitchen, WC, wash hand basin, kitchen work surfaces with tiled splash back, wall units, space for appliance, double glazed window to rear and a central heating radiator.

## Cellar

13'9" x 9'10" (4.2 x 3)

With stairs leading from the Kitchen diner area providing useful storage.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and a central heating radiator.



### Bedroom One

13'9" x 11'11" (4.2 x 3.65)

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

### Bedroom Two

16'4" x 7'6" (5 x 2.3)

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

### Bedroom Three

9'10" x 7'2" (3 x 2.2)

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

### Bedroom Four

9'2" x 5'10" (2.8 x 1.8)

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

### Bathroom

With a door leading from the first floor landing, this modern fitted bathroom has a P shaped bath with shower over, wash hand basin set into vanity unit, part tiled walls, tiled flooring, recessed spotlights, extractor fan, double glazed window to rear and a central heating radiator.

### Separate WC

With a door leading from the first floor landing, WC, cupboard housing wall mounted boiler, tiled flooring and a double glazed window to rear.

### Garden

With a double glazed door from the kitchen diner to a large patio area, with a generous size lawn beyond, outside tap, outdoor lighting and gate side access leading to the front of the property.



## A map snippet from Google Maps showing the location of King Edward VI College. The college is marked with an orange pin in the area of Wollaston. Surrounding areas include Ambleside to the north and Stourbridge to the south. Roads A458 and B4186 are visible. A blue icon of a building with a graduation cap is also present near the college. The Google logo and 'Map data ©2024' are at the bottom.

The floor plan is divided into three levels: BASEMENT, GROUND FLOOR, and 1ST FLOOR.

- BASEMENT:** Includes a CELLAR and a set of stairs labeled 'STAIRS' with an 'UP' arrow.
- GROUND FLOOR:** Includes a CLOAKROOM / UTILITY, KITCHEN/DINING ROOM, LOUNGE, SITTING ROOM, and ENTRANCE HALL. A central staircase is labeled 'STAIRS' with 'UP' and 'DOWN' arrows.
- 1ST FLOOR:** Includes four bedrooms (BEDROOM 1, BEDROOM 2, BEDROOM 3, BEDROOM 4), a BATHROOM, a WC, and a LANDING. The landing has a 'DOWN' arrow and is connected to a staircase labeled 'STAIRS'.

A large watermark for 'HUNTERS' is overlaid across the center of the plan, with the tagline 'HERE TO GET you THERE'.

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**

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		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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