

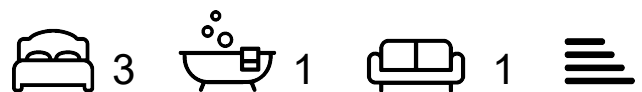
# HUNTERS®

HERE TO GET *you* THERE



## Park Road West

Wollaston, Stourbridge, DY8 3NQ



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Offers In The Region Of £325,000



## Front of The Property

To the front of the property there is a block paved driveway, outside light, tap, gated side access leading to rear garden and double glazed composite door leading to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing with cupboard underneath, doors to various rooms, panelling, wooden floor, double glazed window to side and a central heating radiator.

## Lounge

12'9" x 11'1" max (3.9 x 3.4 max)

With a door leading from entrance hall and open to sitting room, space for seating, cornice, picture rail and ceiling rose, wooden floor, double glazed bay window to front and a central heating radiator.

## Sitting Room

11'1" x 9'10" max (3.4 x 3 max)

Open from lounge, space for seating or dining, log burning stove with slate hearth, decorative mantle and exposed brick surround, cornice, picture rail and ceiling rose, wooden floor, double glazed french doors to orangery and a central heating radiator.

## Kitchen

13'5" x 6'6" (4.1 x 2 )

With a door leading from entrance hall, fitted with a range of matching wall and base units with wooden worksurfaces over, belfast sink with tiled splashback, integrated fridge freezer, oven with gas hob and stainless steel cooker hood over, dishwasher, plumbing for washing machine, recessed spotlights, wooden floor, double glazed window to rear, further double glazed door to orangery and a central heating radiator.

## Orangery

14'1" x 8'2" max (4.3 x 2.5 max)

With double glazed doors leading from kitchen and sitting room, space for dining, feature exposed brickwork, tiled floor and double glazed windows and french doors to rear garden.

## Landing

With stairs leading from entrance hall, doors to various rooms and double glazed window to side.



### Bedroom One

13'1" x 10'5" max (4 x 3.2 max )

With a door leading from landing, feature exposed chimney breast, double glazed bay window to front and a central heating radiator.

### Bedroom Two

10'5" x 10'5" (3.2 x 3.2)

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

### Bedroom Three

6'10" x 5'10" (2.1 x 1.8)

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

### Shower Room

With a door leading from landing, double walk-in shower, waterfall shower head and separate shower attachment, WC, wash hand basin, part tiled walls, recessed spotlights, extractor, double glazed window to rear and a chrome central heating towel rail.

### Garden

With double glazed french doors leading from orangery to a gravel and patio seating area, sleepers, well maintained lawn, gravel borders with planted shrubs, access to bespoke garden with room with canopy and recessed spotlights and gated side access leading to the front of the property.



## A map snippet from Google Maps showing a location in Northridge, CA. A red pin is placed on a road. To the left of the pin is a blue circular icon with a white graduation cap. The text 'Ridgewood High school' is partially visible. To the right, 'Fairfield Rise' is written in a curved path. At the bottom, the Google logo is partially visible, along with 'Northridge Locksmiths' and 'Map data ©2026'.

The floor plan shows a property with the following layout:

- GROUND FLOOR:**
  - ENTRANCE HALL
  - LOUNGE
  - SITTING ROOM
  - KITCHEN
  - ORANGER
  - STAIRS (UP)
  - STORAGE
- 1ST FLOOR:**
  - BEDROOM
  - BEDROOM
  - BEDROOM
  - BATHROOM
  - STAIRS (DOWN)

A large watermark for 'HUNTERS' is visible across the center of the plan, with the tagline 'HERE TO GET you THE BEST DEAL'.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.

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 Rating**

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

EU Directive 2002/91/EC

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