



Yarnborough Hill, Stourbridge DY8 2EB

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Positioned on a substantial plot in a highly desirable and private cul de sac location, is this spacious four bedroom detached family home. Boasting a premium central address close to Oldswinford, the property is conveniently situated within close to an abundance of bus routes, schooling and nearby amenities. As well as being located nearby Oldswinford Cricket Club and the ever popular Mary Stevens Park. Along with size, one of the stand out benefits of the property is its fantastic location with its position being ideal for commuters with access to Stourbridge Junction and the surrounding road network with excellent links to the motorway. Upon approach prospective purchasers are welcomed by a generous size driveway providing ample parking and a double garage. Continuing through the welcoming reception hall in brief the accommodation comprises of: lounge with log burning stove, cloakroom, modern kitchen dining room with centre island and double glazed french doors to the rear garden, and a study/snug. The first floor has an impressive master bedroom with a modern en suite, three further good size bedrooms and a stylish house bathroom. Completing the property is a well maintained rear garden with patio seating area, lawn with mature shrub borders, and a gate to the rear allowing access to the Oldswinford Cricket Ground.





Front of the Property

To the front of the property is a tarmac driveway, garage door, lawn fore garden, mature shrubs, double glazed door leading to the porch and gated side access.

Porch

With a double glazed door and window to the front, wall lights and a door leading to the reception hall.

Reception Hall

With a door leading from the porch, doors leading to various rooms, stairs leading to the first floor landing, recessed spotlights and two central heating radiators.

Cloakroom

With a door from the reception hall, WC, wash hand basin set into vanity unit, part tiled walls, double glazed window to the side and a central heating radiator.

Study/ Snug

7'11" x 13'11"

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

Lounge

13'1" x 20'0"

With a double oak glazed doors from the reception hall, feature log burning stove, double glazed window and French doors to the rear and a central heating radiator.



Kitchen Dining Room

13'1" x 17'10"

With a door from the reception hall, modern fitted kitchen with a range of wall and base units, Quartz worksurface over with matching upstands, inset sink, double Bosch oven, induction hob with extractor fan over, space for American style fridge freezer, integrated dishwasher, larder cupboard, kitchen island, double glazed window and French doors to the rear, space for dining table and a central heating radiator.

Landing

9'6" x 10'3"

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

Bedroom One

10'5" x 14'4"

With a door from the first floor landing, double glazed window to the rear with cricket ground views, door leading to en suite and a central heating radiator.

En Suite

8'9" x 5'4"

With a door from bedroom one, shower cubicle, WC, wash hand basin, built in storage cupboard housing the wall mounted boiler, double glazed window to the rear, recessed spotlights and a chrome heated towel rail.

Bedroom Two

12'5" x 17'11"

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



Bedroom Three

12'7" x 17'10"

With a door from the first floor landing, double glazed window to the rear with cricket ground views and a central heating radiators.

Bedroom Four

11'3" x 11'11"

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

Bathroom

7'11" x 9'8"

With a door from the first floor landing, bathtub with separate shower cubicle, WC, wash hand basin, part tiled walls, double glazed window to the front and a chrome heated towel rail.

Garden

With double glazed French doors from the kitchen dining room and the lounge, patio seating area with lawn beyond, shrubbed borders, garden shed, outside tap, outside power point, gated to the rear leading to Oldswinford Cricket Ground, and gated side access.

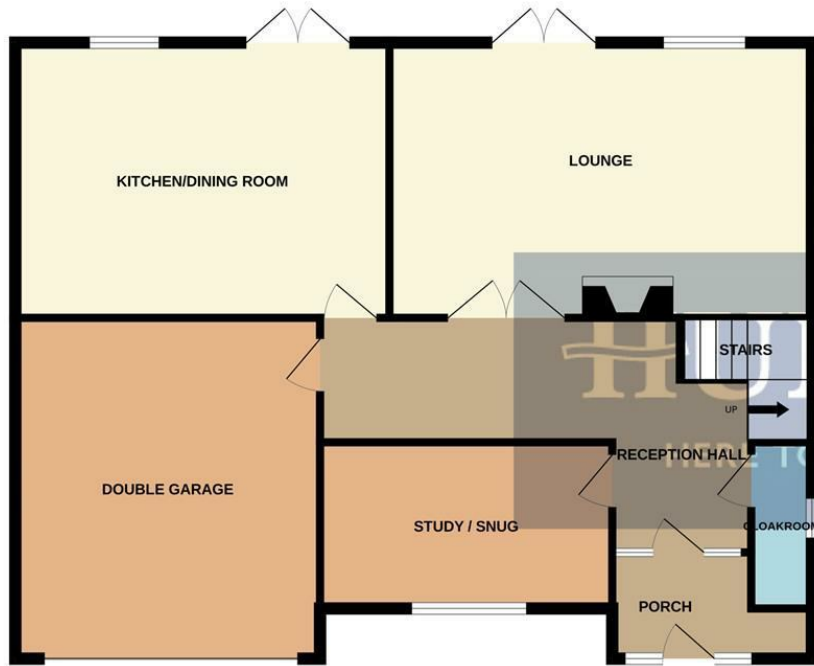
Double Garage

16'2" x 14'6"

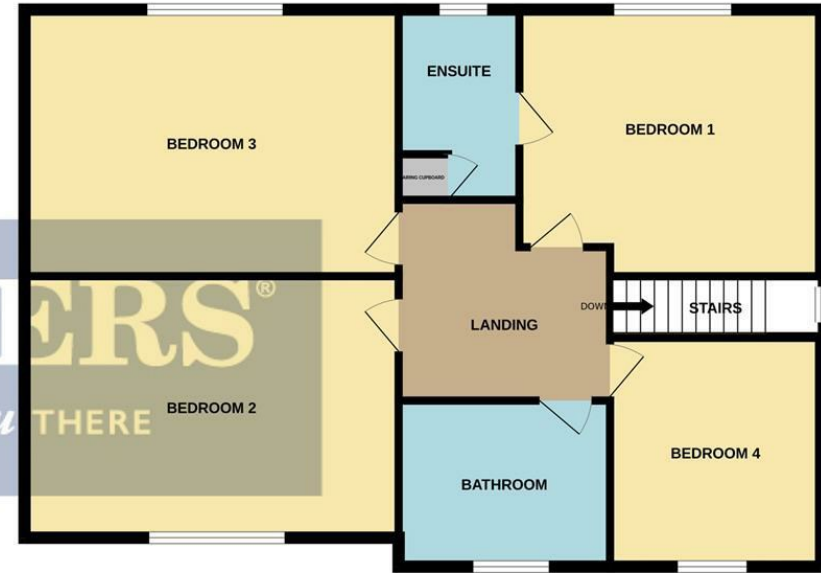
With a garage door to the front, power and lighting, plumbing for washing machine, space to tumble dryer and a door leading to the reception hall.

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.

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	
[82 plus] A	
[61-81] B	
[39-60] C	
[15-54] D	
[9-34] E	
[1-20] F	
[1-20] G	
Not energy efficient - higher running costs	
69	77
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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