



Ham Lane, Stourbridge DY9 0UB

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Set back off Ham Lane is this spacious four bedroom detached family home. Boasting a premium central address close to Oldswinford, the property is conveniently situated close to an abundance of bus routes, schooling and nearby amenities. As well as being located nearby Stourbridge Golf 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. Continuing through the entrance hall in brief the accommodation comprises of: lounge with double glazed bay window, study, further reception room, conservatory, spacious modern open plan kitchen family room with breakfast bar, feature island and double glazed french doors to the rear garden, a separate utility and wet room. The first floor has an impressive master bedroom with en suite, three further good size bedrooms and a contemporary house bathroom. Completing the property is a good size rear garden mainly laid to lawn with mature shrub borders.





Front Of The Property

With a large driveway and garden wall.

Entrance Hall

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

Lounge

16'4" x 10'0"

With double doors from the entrance hall, double glazed bay window to front and a central heating radiator.

Study

14'7" x 8'9"

With a door from the entrance hall, double glazed window to front, fitted storage cupboard and a central heating radiator.

Open Plan Kitchen Family Room

Family Room

36'8" x 12'10"

With a door from the entrance hall to living area, open fireplace with decorative surround, wooden mantle, double glazed doors to conservatory, open to a dining area with log burning stove, double glazed double doors to the garden and a central heating radiator.

Kitchen Area

14'4" x 7'0"

Opening from the dining area, fitted with a range of wall and base units, granite work surfaces with matching splashback, inset stainless steel sink, electric oven, gas hob, stainless steel cooker hood, integrated fridge freezer, dishwasher, cupboard housing wall mounted boiler, recessed spotlights, breakfast bar with lighting above, doors to rooms and a central heating radiator.

**Conservatory**

7'6" x 14'9"

With double glazed french doors from the kitchen family room and double glazed patio doors to rear.

Reception Room

14'9" x 8'2"

With a double glazed door to front, door to kitchen, double glazed window to front and a central heating radiator.

Utility

7'8" x 9'10"

With a door from the kitchen, fitted wall and base units, work surfaces, one and a half sink and drainer, built in electric oven, space for kitchen appliances, recessed spotlights, tiled floor, double glazed windows to rear, door to wet room and a central heating radiator.

Wet Room

With a door from the utility, shower area, WC, wash hand basin, tiled walls and floor, recessed spotlights, extractor fan and a chrome heated towel rail.

Landing

With stairs from the entrance hall, doors to rooms, double glazed window to front and a central heating radiator.

Master Bedroom

13'1" x 14'0"

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



En Suite

With a door from the master bedroom, shower cubicle, WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan and a heated towel rail.

Bedroom Two

11'8" x 12'9"

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

Bedroom Three

10'0" x 10'3"

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

Bedroom Four

7'11" x 8'10"

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

Bathroom

With a door from the landing, double glazed window to side, bath, separate shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, extractor fan and a chrome heated towel rail.

Garden

With access from the kitchen to a patio area, path leading to rear and lawn to side with mature shrub borders.

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