



Hainult Close, Stourbridge DY8 5PB

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This beautifully presented and extended four bedroom detached family home situated in a sought after location off Cot Lane within catchment for both reputable primary and secondary schools in brief comprises of; welcoming entrance hall, spacious lounge with bay window and fitted window seat, modern open plan kitchen dining room with bi fold doors to the rear garden, separate utility room and downstairs shower room, landing, master bedroom with en suite shower room, three further well proportioned bedrooms and a stylish family bathroom. The property is completed with a low maintenance and private rear garden, driveway to front and garage.





Front of the Property

To the front of the property is a tarmacadam driveway with block paved border, lawn with well maintained mature shrubs and a block paved step leading the the double glazed front door.

Entrance Hall

12'10" x 8'2"

With a double glazed door for the front, tiled flooring, double glazed window to the side, stairs leading to the first floor landing, door leading to kitchen dining room and lounge, recessed spotlights and a central heating radiator.

Lounge

21'9" x 12'4"

With a door from the entrance hall, double glazed bay window to the front with fitted window seat, gas log burning stove with decorative beam above, tiled hearth, sliding double doors leading to the kitchen dining room, recessed spotlights and two central heating radiators.

Kitchen Dining Room

18'3" x 19'7"

With a door from the entrance hall and sliding double doors from the lounge, fitted with a range of wall and base units, work surfaces over, decorative exposed brick, space for oven, centre islands with inset Belfast sink, integrated dishwasher, fridge and overhang seating, space for dining table, feature panelling, opening to snug area, double glazed bi-fold doors leading to rear garden, double glazed lantern window. sliding door to utility room, recessed spotlights and two central heating radiators.

Utility Room

11'9" (max) x 7'10"

With a sliding door from the kitchen dining room, fitted wall and base units with worksurface over, plumbing for washing machine, inset sink, double glazed window to the rear, door leading to shower room and garage and a central heating radiator.



Shower Room

6'3" x 4'9"

With a door from the utility room, walk in shower cubical, WC, wash hand basin, tiled walls, double glazed window to the side, recessed spotlights, extractor fan and a central heating radiator.

Garage

18'8" x 8'4"

With a door from the utility room, space for a tall fridge and freezer, space for a tumble dryer, roller shutter door to the front, power and light.

Landing

With stairs from the entrance hall, doors leading to various rooms, recessed spotlights, double glazed window to the side, feature panelling, recessed spotlights and loft access.

Bedroom One

12'11" x 12'0"

With a door from the first floor landing, double glazed window to the front, door leading to en suite, feature panelling, wall lights, recessed spotlights, storage cupboard housing wall mounted boiler and a central heating radiator.

En Suite

2'3" x 7'10"

With a door from bedroom one, fully tiled walls and flooring, wash hand basin, walk in shower cubical with waterfall shower over and separate shower attachment, recessed spotlights and extractor fan.

Bedroom Two

11'5" x 10'5" (max)

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



Bedroom Three

7'8" x 10'10"

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

Bedroom Four

6'7" x 6'11"

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

Bathroom

6'3" x 7'2"

With a door from the first floor landing, tiled flooring, WC, wash hand basin, freestanding roll top bath, double glazed window to the side, recessed spotlights, shaving point, extractor fan and a central heating radiator.

Rear Garden

With double glazed bi-fold doors from the kitchen dining room leading to the patio seating area, steps to artificial lawn, garden shed, gated side access, outdoor power points, outdoor tap and outdoor lighting.

Agent Note

Please note the front photo of the property has been edited using AI.

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.



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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	65	
(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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