

HUNTERS®

HERE TO GET *you* THERE



Vicarage Road

Wollaston, Stourbridge, DY8 4NP

Offers In Excess Of £350,000



Council Tax: C



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Front of the Property

To the front of the property is a block paved driveway, gated side access to the rear garden, access to the garage and a double glazed door leading to the porch.

Porch

With a double glazed door to the front and a door leading to the lounge.

Lounge

17'6" x 11'0" (5.35 x 3.36)

With a door from the porch, a gas fire place with a decorative surround, a double glazed window to the front, door leading to the rear hall and two central heating radiators.

Rear Hall

With doors leading to the various rooms, stairs leading to the first floor landing, a double glazed window to the rear garden and a central heating radiator.

Kitchen

10'10" x 8'11" (3.31 x 2.74)

With a door from the rear hall, fitted kitchen with a range of wall and base units, work surface over with tiled splash back, one and a half bowl sink and drainer, double oven with a gas hob and extractor fan above, plumbing for dish washer, space for a tall fridge/freezer, two double glazed windows to the rear and side and doors leading to the dining room.

Dining Room

10'10" x 9'4" (3.32 x 2.87)

With a door from the kitchen and lounge and double glazed patio doors leading to the conservatory,

Conservatory

7'6" x 9'7" (2.29 x 2.94)

With double glazed patio doors from the dining room, tiled flooring, wall lights, double glazed french doors leading to the rear garden, glass roof and a central heating radiators.

Cloakroom

With a door from the rear hall, a WC, wash hand basin, part tiled walls, double glazed window to the rear and plumbing for a washing machine.

Landing

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

Bedroom One

14'3" x 10'5" (4.36 x 3.18)

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

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Bedroom Two

12'4" x 10'5" (3.76 x 3.20)

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

Bedroom Three

9'10" x 8'2" (3.02 x 2.49)

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

Bedroom Four

9'11" x 8'2" (3.03 x 2.51)

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

Bathroom

5'3" x 10'11" (1.62 x 3.35)

With a door from the first floor landing, a bathtub with electric shower over, fitted glass shower screen, a WC, wash hand basin, built in storage cupboard a double glazed window to the rear, a central heating radiator and a chrome heated towel rail.

Garage

14'8" x 8'0" (4.48 x 2.46)

With an electric garage door to the front, a wall mounted boiler, power and lighting and a door leading to the rear hall.

Garden

With double glazed french doors from the conservatory to a paved area with access leading to the side entry, steps down to lawn and a path to the side of the property which has a further paved seating area, green house and space for garden storage.



A Google Map snippet showing a location in Wollaston. An orange pin marks a spot near the intersection of High St and Bridgnorth Rd. Other visible streets include Brettell Ln and Amblecote. The map is labeled with 'WOLLASTON' and 'Stourbridge'. The Google logo and 'Map data ©2026' are also present.

The floor plan is divided into two main sections: the Ground Floor and the 1st Floor.

GROUND FLOOR: This level includes a large front-facing **LOUNGE** with a fireplace, a **DINING ROOM**, a **KITCHEN** with a bay window, and a **CONSERVATORY** at the rear. A **REAR HALL** provides access to a **PORCH**, a **GARAGE**, and a **CLOAKROOM**. A set of **STAIRS** with an 'UP' arrow leads to the first floor.

1ST FLOOR: This level features four bedrooms: **BEDROOM 1** (a master bedroom with a bay window), **BEDROOM 2**, **BEDROOM 3**, and **BEDROOM 4**. It also includes a **BATHROOM**, a **LANDING**, and several **WARDROBE** and **STORAGE** areas. A set of **STAIRS** with a 'DOWN' arrow leads back to the ground floor.

WATERMARK: A large, semi-transparent watermark for 'HUNTERS' is centered across the middle of the plan, with the tagline 'HERE TO GET you THERE' below it.

DISCLAIMER: At the bottom of the page, a disclaimer states: '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. Made with Metropix ©2025'.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		67	75
<p>England & Wales</p>		EU Directive	EU Directive

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.

THINKING OF SELLING? 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.