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**Bridgnorth Road**  
Stourton

## The Post House, Bridgnorth Road, Stourton DY7 5BQ

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The Post House is a highly distinctive and impressive period style Semi-detached property offering versatile accommodation over 3 Floors, together with Detached Coach House (to the rear), located on the main A458 Bridgnorth Road, opposite Greensforge Lane in a delightful rural location with views, yet very accessible being just a few minutes drive of nearby amenities in Kinver Village and Wollaston with further facilities also available at Kidderminster & Stourbridge Towns. The property is also close to picturesque Canalside and countryside walks and there are excellent road links for commuting in the West Midlands as well as Train Stations at both Kidderminster & Stourbridge.

The property stands in landscaped Gardens to the side and rear with formal garden area and kitchen/fruit garden areas and there is a good size Driveway to the rear providing off road parking leading to the Coach House.

There is gas central heating and briefly the accommodation comprises: Vestibule Entrance, Hall opening to Dining Hall, Sitting Room, Kitchen, Utility (with Cellar Off), Guest Cloakroom, 1st Floor Landing, 2 Bedrooms (the larger front Bedroom is currently used as a Living Room), House Bathroom, 2<sup>nd</sup> Floor Landing (with Study Area) and 2 further Bedrooms (with the Master Bedroom having En-Suite).

The Rear Coach House provides potential Annexe accommodation (requiring finishing works) and Garage (or Store).

OVERALL, A VERSATILE PROPERTY FULL OF CHARACTER WITH GREAT KERBSIDE APPEAL – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Vestibule Entrance with front door having single glazed overhead screen and glazed doors opening to the Hallway having parquet floor, wide staircase with spindle balustrade to 1<sup>st</sup> Floor, ceiling cornice, door to Sitting Room and opening to the Dining Hall, also with parquet floor, beam to ceiling, mantel fireplace, side window, rear doors, Store (below stairs) and door to Kitchen.

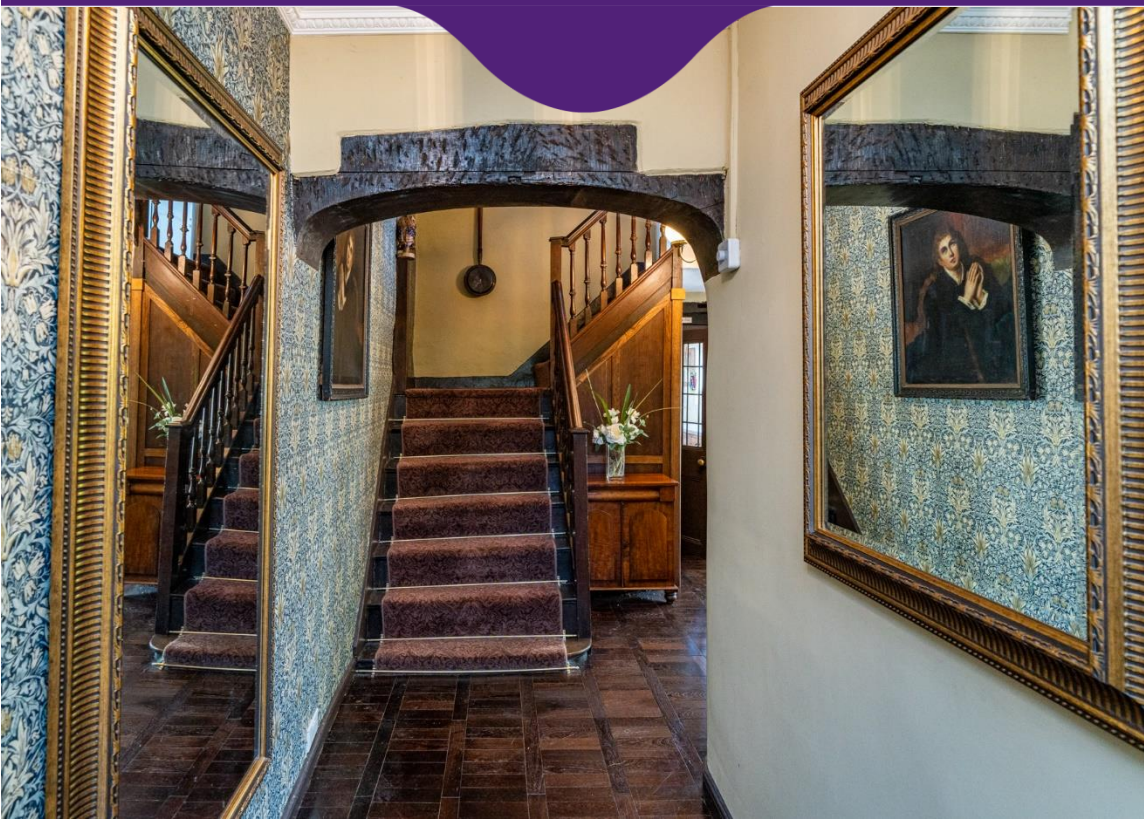
The Sitting Room is located to the front and has dual aspect with front window and side doors, feature mantel fireplace with hearth, cast inset and ceramics and open fire, recess to side with shelving and ceiling cornice.

There is a farmhouse oak style Kitchen to the rear with a range of cupboards, worktops, breakfast bar, Belfast sink with mixer tap, side & rear window, parquet floor, Rangemaster range cooker with integrated cooker hood over, rear door to garden and ceiling beams. A doorway and 2 steps lead down to the Utility Room with tiled floor, rear window and stable door, steps down to Cellar, strip lights and door to Cloakroom (in 2 parts) with wash basin, part tiled walls, rear window, tiled floor and door to Toilet with wc, tiled floor and part tiled walls.

On the 1<sup>st</sup> Floor there is a split-level Landing having stairs to 2<sup>nd</sup> Floor with spindle balustrade and doors to 2 Bedrooms and Bathroom.

The larger Bedroom at the front is currently used as a Living Room having dual aspect with front & side window, mantel fireplace with hearth and inset fire, recess to side with Worcester gas central heating boiler, 2 ceiling beams and wood floor.

The Bedroom to the rear is a double size with range of wardrobes and 2 rear windows.





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There is a House Bathroom with white suite including corner spa bath with shower over and side screen, semi-recessed basin with vanity cupboard below, wc, cast fireplace, chrome ladder radiator, side window and recessed ceiling lights.

On the 2<sup>nd</sup> Floor there is a Landing with spindle balustrade, vaulted ceiling with beams, study Area, rear window and doors off to 2 further Bedrooms.

The Master Bedroom is a generous room with dual aspect having front & side window, range of wardrobes to one wall, vaulted ceiling with beams and door to En-Suite Shower Room having a white suite with tiled shower cubicle having screen & entrance door, wc, basin, extractor, vaulted ceiling with beams, cast fireplace and chrome ladder radiator.

Bedroom 4 has a side window and vaulted ceiling with beams.

Outside there is a front brick wall with wrought iron rail and entrance gate with pathway to the front entrance, gravelled area and front border and this opens round to the side with small lawn and side hedge. The Rear Garden has a raised patio behind the Dining Room, pathway to side gate, rear block paved patio, lawn with rockery, side hedge, raised circular area with low wall and tree, rear vegetable/fruit garden, side planting bed with pond and pathway to wall with door opening to the Greenhouse and further vegetable plot beyond. A gate opens to the Rear Driveway providing off road parking with further vegetable plot to the side.

The Coach House requires finishing works for use as an Annexe. Planning states that its use is purely ancillary to the main dwelling and is not to be used, sold or let as a separate dwelling at any time. It can only be occupied by relatives, dependants or members of the household staff of the occupants of the family unit occupying the existing main dwelling on the site. The Coach House comprises a Garage (or Store) with timber doors and strip lights. A separate front door provides access to the Annexe with Lobby, Store, Workshop, Hobby Room with a large window to front, Log burner and stairs off to Landing, with 3 Rooms (having potential for 2 Bedrooms & Shower Room).

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Tenure: Freehold  
Council Tax Band: F with Improvement indicator  
Private Treatment Plant for drainage





# FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Main House:

### Hall

Dining Hall: 12'5" x 10' max (3.80m x 3.06m)

Sitting Room: 14' x 14' (4.27m x 4.27m)

Kitchen: 12'11" x 10'4" (3.94m x 3.15m)

Utility: 9'11" x 8'8" (3.04m x 2.65m)

Cloakroom/Toilet

Cellar: 12'2" x 10'

1<sup>st</sup> Floor Landing

Bedroom 2/Living Room: 19'3" x 14'5" (5.87m x 4.40m)

Bedroom 3: 11'8" + wrd x 10'6" (3.56m x 3.21m)

Bathroom: 8'9" x 8' (2.68m x 2.44m)

2<sup>nd</sup> Floor Landing

Bedroom 1: 17' + wrd x 14'3" (5.19m x 4.36m max)

En-Suite: 9'1" x 5'10" max (2.78m x 1.79m)

Bedroom 4: 8'10" x 8'1" (2.70m x 2.48m)

## Coach House/Annexe:

Garage (Store) 18'7" x 8'5" (5.68m x 2.56m)

Lobby

Store

Workshop: 13'8" x 6'8" & 9'9" (4.18m x 2.05 & 2.98m max)

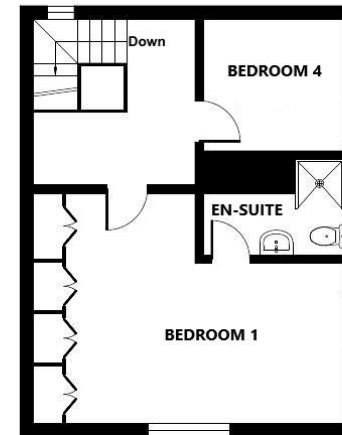
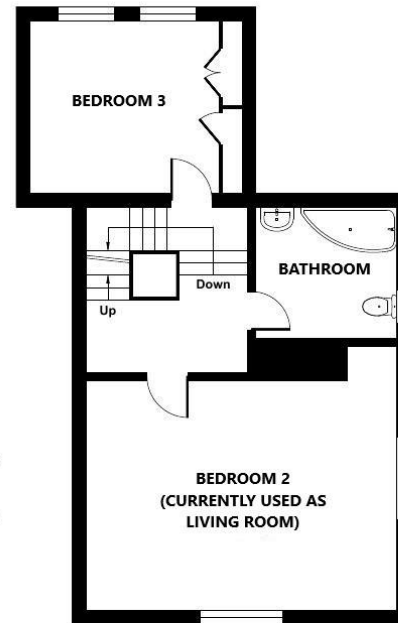
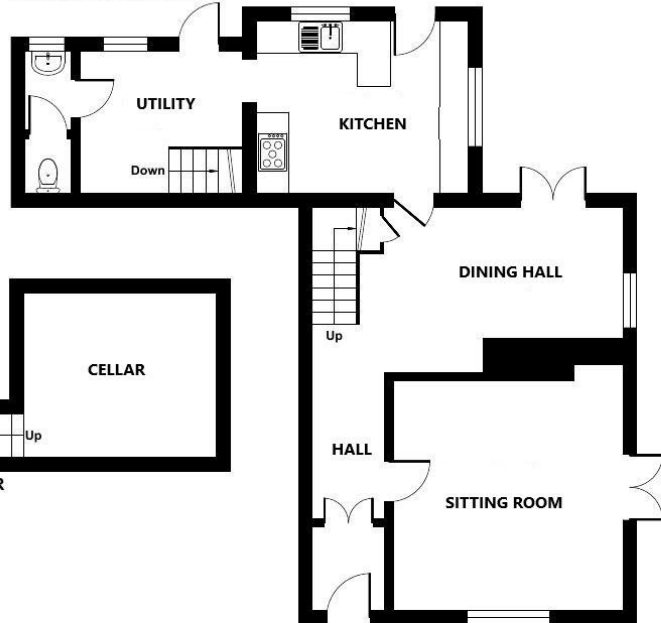
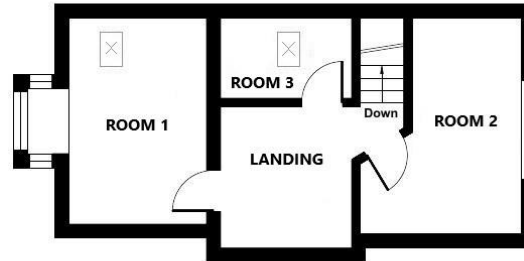
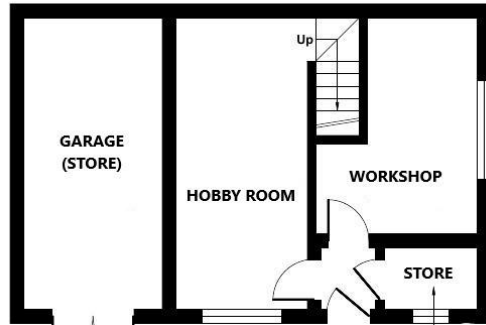
Hobby Room: 18'4" x 7'6" (5.60m x 2.30m)

Landing: 9'2" x 7'5" (2.80m x 2.27m)

Room 1: 12'7" x 8'2" (3.85m x 2.50m)

Room 2: 12'9" x 6'82 & 9'9" (3.89m x 2.04m & 2.98m max)

Room 3: 8' x 4'11" (2.45m x 1.51m)







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### SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Worcester House, 64 Hagley Road  
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Sales: (01384) 396066  
stourbridge@leeshaw.com www.leeshaw.com

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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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