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**Prestwood Grange**  
Bridgnorth Road, Stourton



Prestwood Grange, 171 Bridgnorth Road, Stourton DY7 6RY

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Prestwood Grange is an impressive, individual and substantial, double fronted Period Character Detached Residence, dating back to early 1900, standing in mature Grounds of approximately 0.39 of an acre, well situated at this sought after main road location in Stourton, offering spacious family living throughout and boasts delightful views to the front and rear giving a more rural feel, with convenience, being close to Wollaston & Kinver Village and further amenities available In Stourbridge & Kidderminster Towns.

The property is set well back from the road with a walled frontage having entrance area and electric gates opening to the long tarmacadam Driveway which extends past the side of the property to the Detached Garage and there are 2 large blocked paved parking/turning areas, together with a front lawned Garden.

The property has been extended to the rear and offers a degree of versatility with a Ground Floor 4<sup>th</sup> Bedroom (currently used as a Family Room) with adjoining large Bathroom and this may suite a buyer looking for a property with Annex capabilities for a live-in Parent. It retains certain period character, emphasised by high ceilings, with ceiling cornice, ceiling rose and picture rails to part, ingle-nook to the Drawing room but has been improved, re-appointed in a sympathetic style reflecting its era.

With gas central heating and accommodation over 2 Floors comprising: Reception Hall, Drawing Room, Sitting Room, Dining Room, Rear Hall, Cellarette, Refitted Utility Room, Refitted Kitchen, Breakfast Room, Inner Hall, Bedroom 4 (or Family Room) large refitted Bathroom, 1<sup>st</sup> Floor Landing, Generous Master Bedroom with Dressing Room (having Avanti built-in wardrobes) & refitted En-Suite Bathroom, 2 further Double Bedrooms (Bedroom 2 with Avanti built-in wardrobes), and refitted Shower Room. There is a large Detached Garage which includes a rear Office/Store (with external access).

The property is further enhanced by a good size mature Rear Garden with patio areas, lawn and with a rear Summerhouse and additional area behind the Garage with sheds and Greenhouse. There is access on both sides of the property.

OVERALL, A CHARMING CHARACTER PROPERTY IN A DELIGHTFUL LOCATION – INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THIS PROPERTY HAS TO OFFER.

On the Ground Floor there is a Canopy Entrance with tiled floor, part coloured leaded front door and side/overhead screens to the impressive large Reception Hall having stairs off to 1<sup>st</sup> Floor with spindle balustrade, ceiling cornice, radiator with cover, Videx phone for electric entrance gates and panel doors leading off.

There is a generous size Drawing Room with Ingle-nook feature Minster style fireplace having hearth and log burner, side UPVC double glazed windows, large front bay being UPVC double glazed with 2 opening windows, double doors, overhead/side screens, ceiling cornice and ceiling rose.

On the other side of the Hall there is a Sitting Room, also with Minster style fireplace with hearth and inset fire, UPVC double glazed bay window to front, oak floor, ceiling cornice and picture rail.

The Dining Room has a side UPVC double glazed window, radiator with cover and panel door leading off to the Rear Hall which has a quarry tiled floor, door to side Canopy Entrance, door to Reception Hall, Cellarette (below stairs – with wall tiling and cold slab) and door to the Utility Room & Kitchen.

The Utility Room has been refitted and has a range of white shaker wall/base cupboards, butchers block style worktops, Belfast sink with mixer tap, tiled splash backs, 2 appliance spaces, tall cupboards (one with integrated fridge freezer), side UPVC double glazed window, Velux double glazed roof window and recessed ceiling lights.















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There is a middle Lobby Area giving access to the Kitchen and Breakfast Room, also with useful Store off and door access to Inner Hall. The Kitchen has a range of cream wall/base cupboards with contrasting granite worktops, tiled splash backs, Shaws Belfast sink with mixer tap, black Rangemaster range cooker with integrated cooker hood over, Bosch black American style fridge freezer, Bosch integrated dishwasher, 3 side UPVC double glazed windows (one none opener), rear UPVC double glazed window, recessed ceiling lights, tiled floor and plinth heaters. The Breakfast Room has a tiled floor and rear UPVC double glazed patio door opening to the Garden.

The Inner Hall has a tiled floor, Store with shelving and doors leading off to Bedroom 4 and Bathroom.

Bedroom 4 (or Family Room) is a generous size and has rear UPVC double glazed French window with centre doors to the Garden. There is an adjoining Refitted Bathroom having a white suite including bath with tiled splash back, large corner shower cubicle with curved screen door, wc with concealed cistern, semi-recessed basin with vanity cupboards, part tiling, 2 white ladder radiators, side UPVC double glazed window, Velux double glazed roof window, extractor, double built-in shelved cupboard and recessed ceiling lights.

On the 1<sup>st</sup> Floor there is a large Landing (in 2 parts) having spindle balustrade to stairs, feature coloured leaded single glazed oriel bay window to front (with sill), ceiling cornice, loft access (with ladder), rear UPVC double glazed window and doors to 3 Bedrooms. The additional Landing Area has a built-in cupboard and Store (with part wall tiling, side UPVC double glazed window and Worcester gas central heating boiler). A door leads off to the refitted Shower Room having a white suite with large shower cubicle having screen and sliding curved screen doors, wc, basin, tiled walls, rear UPVC double glazed window, towel rail radiator, white ladder radiator, recessed ceiling lights and extractor.











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The Master Bedroom suite has a generous size double Bedroom with UPVC double glazed bay window to front, rear corner UPVC double glazed window, 2 radiators (with covers), ceiling cornice and doorway opening to a Dressing Room fitted by Avanti and including a range of cream wardrobes to one wall, further double wardrobe, matching 6 drawer unit, side window and pelmet lighting over wardrobes. A doorway opens to the En-Suite having a white suite with roll top bath on feet, wc, Avanti fitted vanity unit with onyx style top, 2 white sink bowls with back mirror and light over, 2 double base cupboards and centre drawer unit and cupboard over, part tiled walls, rear window and white ladder radiator.

Bedroom 2 is a double size room with front UPVC double glazed bay window, Avanti fitted 2 double wardrobes with centre 2 drawer dressing table with back mirror and bridging top cupboard over, 2 further single wardrobes and bedside drawers with bridging top cupboards over.

Bedroom 3 is a double size room with side UPVC double glazed window, built-in wardrobe with top cupboard and picture rail.

There is a large Detached Garage with timber entrance doors, side UPVC double glazed window, strip lights and power points. At the rear there is external access to a Home Office/Store Room with rear UPVC double glazed window, UPVC double glazed door/screen, strip light and power points.

The Rear Garden is well established and has a wide block paved patio, extending round to the one side of the property, open to the front and there is a step from the patio to the side Driveway adjoining the Garage, 2 steps lead to a further patio area and trellis/ pergola walkway having adjoining lawn, step and borders to the rear shaped lawn having raised right side border, rear paved patio with timber Summerhouse, additional area adjoining the Garage with 2 timber sheds and greenhouse.

At the front there is a walled entrance with wrought iron rail and electric gates that open to a long tarmac Driveway which extends past the property leading to the Garage. In addition, there are 2 large block paved areas that allow ample turning and parking, lawned area and lampstand.

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Tenure: Freehold  
Council Tax Band: G with improvement indicator

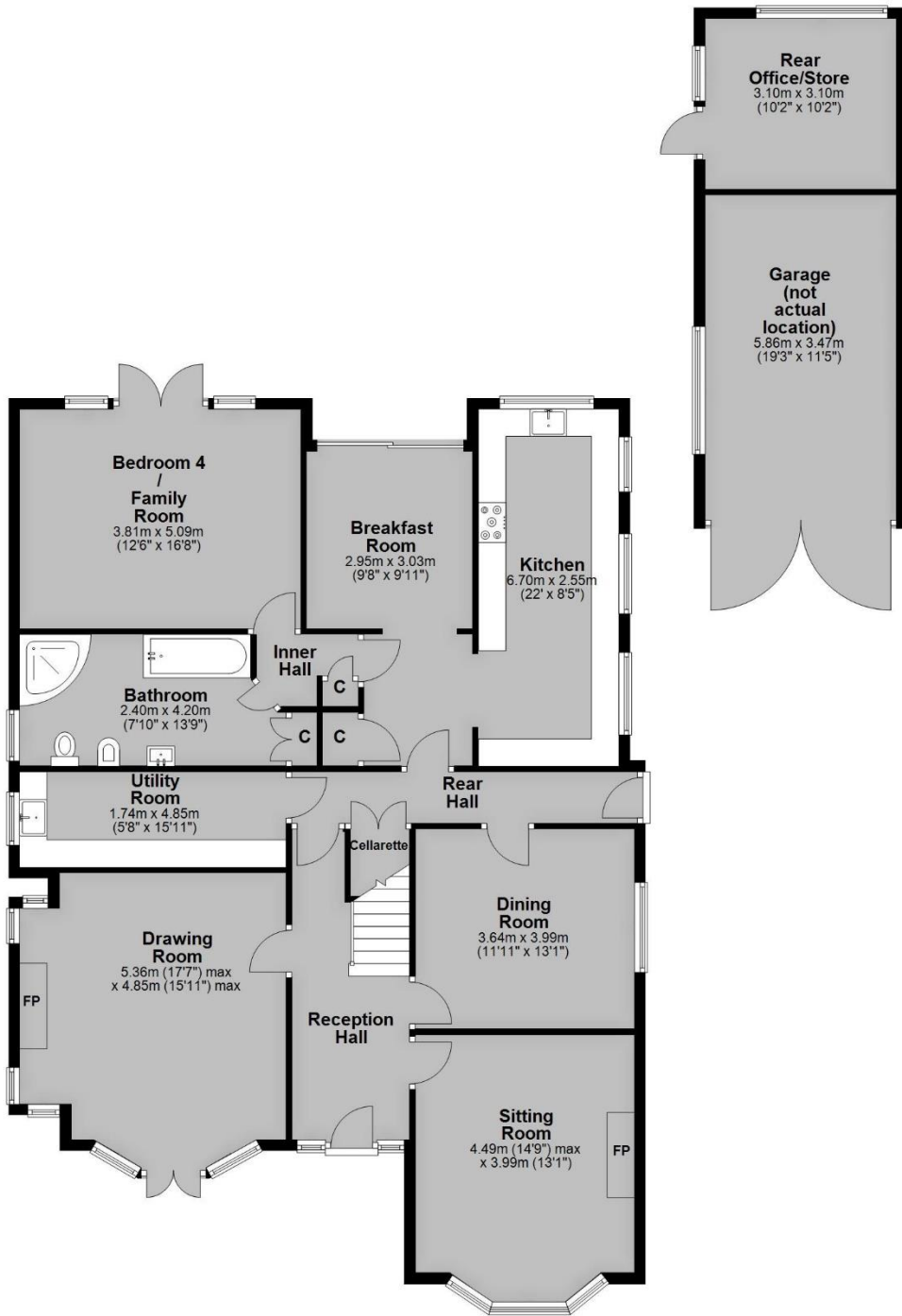




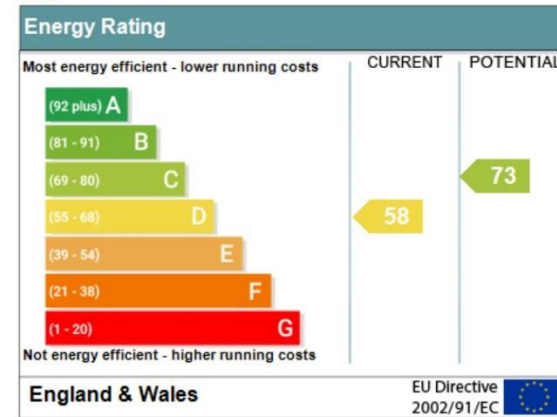




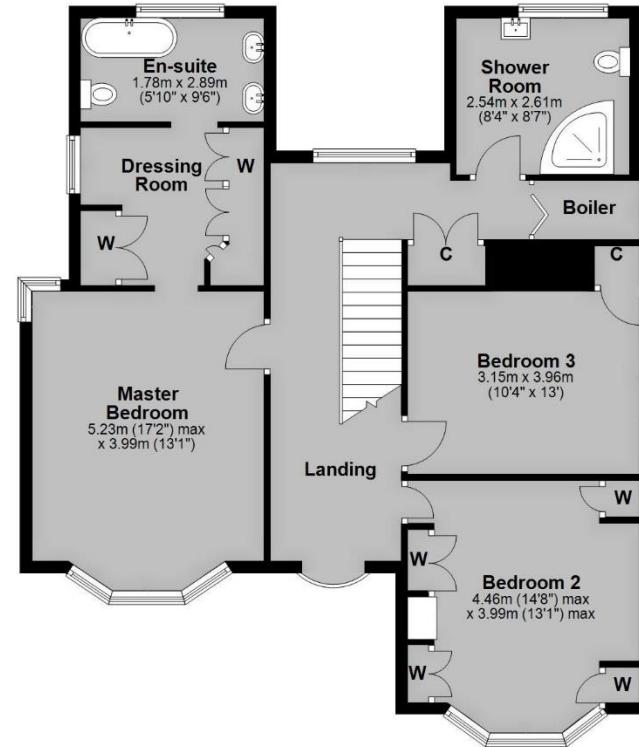
**Ground Floor area Omits Garage & Office**  
 Approx. 163.3 sq. metres (1757.9 sq. feet)



Address: 171 Bridgnorth Road, Stourton, STOURBRIDGE, DY7 6RY  
 RRN:



**First Floor**  
 Approx. 94.6 sq. metres (1017.7 sq. feet)



Total area: approx. 257.9 sq. metres (2775.6 sq. feet)





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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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