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**Brook Holloway**  
Wollescote, Stourbridge

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## Little Grange, 41 Brook Holloway, Stourbridge DY9 8XL

Development/Land Opportunity – Large Individual House to renovate or complete re-development site with **Outline Planning** for up to 4 new Detached Dwellings, following the demolition of existing Detached Dwelling (Access to be considered). Dudley MBC Planning Ref No. P23/1375 – date of decision 5 August 2024 subject to conditions.

Little Grange is a substantial 1930's, extended 5 Bedroom Detached Family Home with Double Garage, standing in generous Grounds extending to 0.66 of an Acre. The property retains some period features and a buyer could choose to keep the existing property rather than re-develop, in favour of renovation to transform into a forever home.

Brook Holloway is located just along from Stevens Park and is well placed for local amenities and nearby Stourbridge Train Station. Local road links also provide excellent access to the Merry Hill Shopping Centre and further afield to Junction 3 & 4 of the M5 Motorway.

With gas central heating and comprising: Large Porch, Reception Hall, Lounge, Dining Room, Breakfast Kitchen, Side Passageway, Toilet, Landing, 5 Bedrooms, Bathroom, Separate Toilet and Double Garage.

OVERALL, A RARE OPPORTUNITY FOR A LARGE INDIVIDUAL HOME OFFERING FANTASTIC POTENTIAL OR RE-DEVELOPMENT - VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE SIZE AND LOCATION.

On the Ground Floor, there is a large Porch Entrance with UPVC double glazed side screen and UPVC double glazed sliding patio door. A small paned glazed door opens to the Reception Hall having stairs off to 1st Floor, Store and panel doors with coloured leaded features leading off to the Kitchen, Lounge and Dining Room.

There is a generous size rear Lounge having a tiled fireplace with hearth, coloured leaded internal single glazed window to Porch, 2 coloured leaded single glazed windows to rear and side aluminium double glazed patio door to Garden.

The separate Dining Room is located to the front, with UPVC double glazed bay window, coloured leaded side single glazed window, tiled fireplace with hearth and gas fire and picture rail.

The Breakfast Kitchen has wall and base cupboards, worktops, double bowl, single drainer sink, splash back tiling, Rayburn Royal solid fuel range, strip light, door to side Passageway and door Pantry (with shelving).

The side Passageway links to the Garage and has a front and rear door, Store (below stairs), door to Garage and door to Toilet (with wc and obscure single glazed rear window).

On the 1st Floor, there is a large split level Landing having spindle balustrade to stairs, picture rail to part, secondary glazed coloured leaded front window and panel doors with coloured lead features leading off.





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Bedroom 1 has dual aspect with UPVC double glazed side window, front UPVC double glazed dormer window and picture rail.

Bedroom 2 is a large through room with secondary glazed front and rear window.

Bedroom 3 has a tiled fireplace with hearth, UPVC double glazed bay window and picture rail.

Bedroom 4 has a leaded single glazed window and Bedroom 5 a secondary glazed leaded window.

There is a Bathroom having a corner bath, basin, tiled walls, obscure leaded single glazed window, loft access and Airing Cupboard (with tank). There is a separate Toilet, to the front, with coloured leaded single glazed window, tiled walls and WC.

There is a Double Garage.

Outside the generous grounds extend to circa 0.66 of an Acre. From the road, there is an entrance with dry stone walling to Driveway. The tarmac Driveway leads to the Double Garage and in front of the property, providing excellent off-road parking. There is a front lawn and shrub screening and steps to the side leading down to the lower side lawned Garden area.

There is a rear Garden area with shrubs and further extensive land to the rear with trees and shrub, planting and dilapidated outbuilding.

Tenure: Freehold  
Council Tax Band: F

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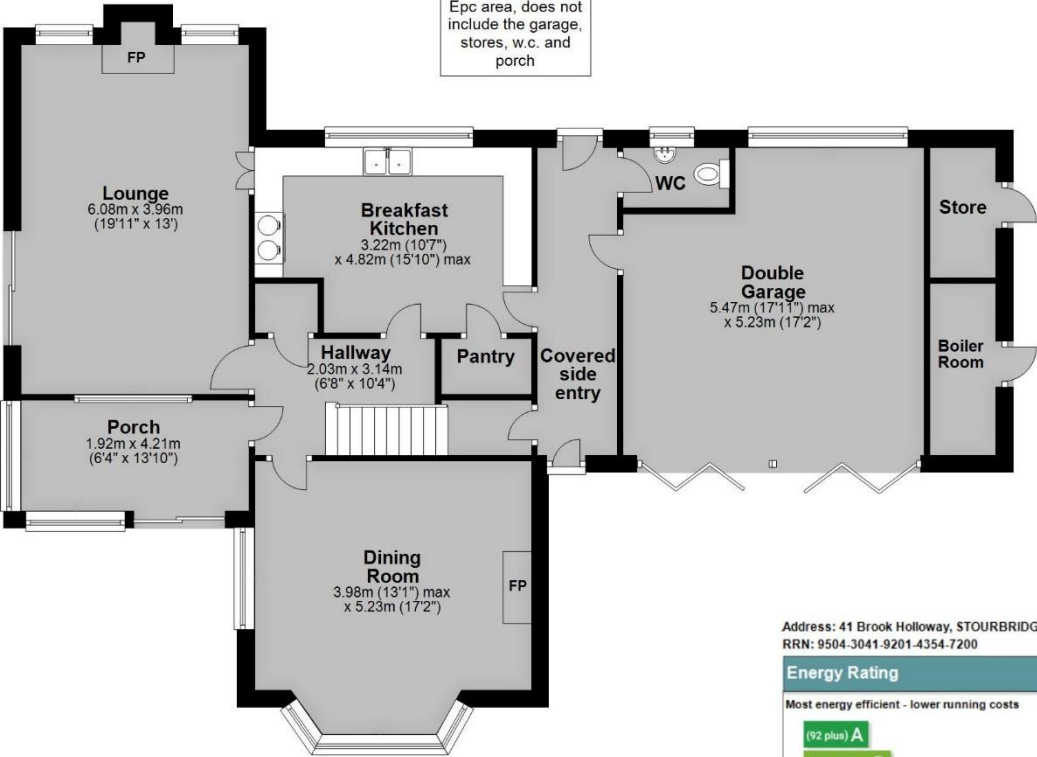


# FLOOR PLANS

## Ground Floor

Approx. 124.0 sq. metres (1334.8 sq. feet)

Epc area, does not include the garage, stores, w.c. and porch

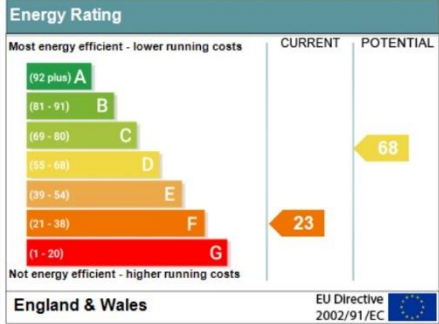


## First Floor

Approx. 102.8 sq. metres (1106.3 sq. feet)



Address: 41 Brook Holloway, STOURBRIDGE, DY9 8XL  
RRN: 9504-3041-9201-4354-7200



Total area: approx. 226.8 sq. metres (2441.1 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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The Cross Offices, Summerhill  
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Stourbridge Sales: 01384 396066  
stourbridge@leeshaw.com www.leeshaw.com

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