



Bridgnorth Road, Stourbridge DY7 6RS

HUNTERS[®]
EXCLUSIVE



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A charming five bedroom home including a self contained annexe ideal for independent living, with an expansive rear garden with uninterrupted views over open fields. Elegantly positioned with a large private driveway; this family home has well proportioned rooms and a versatile layout. The property comprises of: entrance porch and hall, lounge opening onto snug with double glazed bi fold doors to the rear garden, separate formal dining room, modern fitted kitchen with separate breakfast room, and a cloakroom completing the ground floor. The first floor boasts two bedrooms with en suites, two further bedrooms and an additional stylish family bathroom. The annexe, suitable for elderly relatives or guests, has its own separate entrance as well as having access from the main house breakfast room and garage. Comprising of; entrance porch and hall, lounge diner, kitchen, cloakroom, bedroom with balcony and an en suite shower room. Continuing outside to a spacious patio seating area overlooking the well groomed lawn with stunning far reaching views, ideal for entertaining, having an impressive feature garden pond with waterfall. This peaceful garden oasis is designed for relaxation and enjoyment. The property finds itself located in the small Hamlet of Stourton close to Wollaston and Kinver Villages, Stourbridge Town Centre with all amenities necessary as well as being well situated to Enville Golf Club and reputable nearby schools.



Front Of The Property

With a large chipping stone driveway leading to garages, mature shrub borders and gated side access.

Porch

With a door to front, tiled floor and a door to the entrance hall.

Entrance Hall

With doors to rooms, oak floor, stairs to the first floor landing and a central heating radiator.

Cloakroom

With a door from the entrance hall, WC, wash hand basin, plumbing for washing machine, extractor fan, double glazed window to rear and a chrome heated towel rail.

Dining Room

12'9" x 12'7"

With double doors from the entrance hall, electric fire with marble surround, double glazed bow window to front, wall lights and a central heating radiator.

Lounge

17'3" x 12'9"

With a door from the entrance hall, gas fire with decorative surround, wooden mantle and surround, double glazed bow window to front and double doors to the snug.

Snug

8'2" x 10'9"

With double doors from the lounge, double glazed bi fold doors to rear and a central heating radiator.

Breakfast Room

11'11" x 10'11"

With a door from the entrance hall, opening to the kitchen, door to annex, wooden floor, log burning stove with tiled hearth, built in storage cupboard and a central heating radiator.

Kitchen

11'6" x 10'0"

Open from the breakfast room, fitted with modern wall and base units, quartz work surfaces with matching splashback, space for range cooker, extractor fan above, integrated dishwasher, fridge and freezer, recessed spotlights, wooden floor, double glazed window to rear and double glazed french doors to rear.

Landing

With stairs from the entrance hall, doors to rooms, double glazed window to rear, loft access and a central heating radiator.

Bedroom One

12'9" x 12'11"

With a door from the landing, opening to dressing area, door to en suite, two double glazed windows to front and two central heating radiators.

En Suite

With a door from bedroom one, bath with shower over, fitted glass shower screen, WC, bidet, wash hand basin set into vanity unit, built in storage cupboard, recessed spotlights, extractor fan, double glazed window to front and a heated towel rail.

Bedroom Two

12'9" x 11'2"

With a door from the landing, door to en suite, two double glazed windows to front and a central heating radiator.

En Suite

With a door from bedroom two, shower cubicle, wash hand basin, extractor fan and recessed spotlights.

Bedroom Three

11'9" x 11'8"

With a door from the landing, rear and side double glazed windows and a central heating radiator.



Bedroom Four/Study

8'3" x 8'2"

With a door from the landing, fitted wardrobes, desk and shelving, airing cupboard, double glazed window to rear and an electric wall mounted heater.

Bathroom

With a door from the landing, bath with separate shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, double glazed window to rear, extractor fan and a chrome heated towel rail.

Garage

17'2" x 8'9"

With an electric garage door to front, two double glazed windows to rear, power and light.

Studio/Gym

11'4" x 10'4"

With a double glazed door to side, double glazed window to rear, power and light.

Annexe

With a double glazed door to front, door to inner hall, double glazed window to front, built in storage cupboards and a central heating radiator.

Inner Hall

With a door from the entrance hall, doors to rooms and a door to the house breakfast room.

Lounge

10'3" x 15'1"

With a door from the entrance hall, double glazed patio doors to rear, fireplace with decorative surround, wall lights, opening to dining area and a central heating radiator.

Dining Area

6'6" x 7'3"

Open from the lounge, wall lights and a central heating radiator.



Kitchen/Utility

11'5" x 6'11"

With a door from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, sink and drainer, space for cooker and tall fridge freezer, double glazed window to rear, double glazed door to rear, wooden floor and a central heating radiator.

Cloakroom

With a door from the entrance hall, WC, wash hand basin and tiled splashback.

Landing

With stairs from the entrance hall, double glazed window to rear and a door to the bedroom.

Bedroom

14'2" x 12'7"

With a door from the landing, door to en suite, fitted with wardrobes, dressing table, door to airing cupboard, double glazed french doors to balcony and a central heating radiator.

En Suite

With a door from the bedroom, shower cubicle, WC, wash hand basin set into vanity unit, double glazed window to rear, extractor fan and a central heating radiator.

Balcony

With double glazed french doors from the bedroom with decorative railing to front.

Garage

15'3" x 13'1"

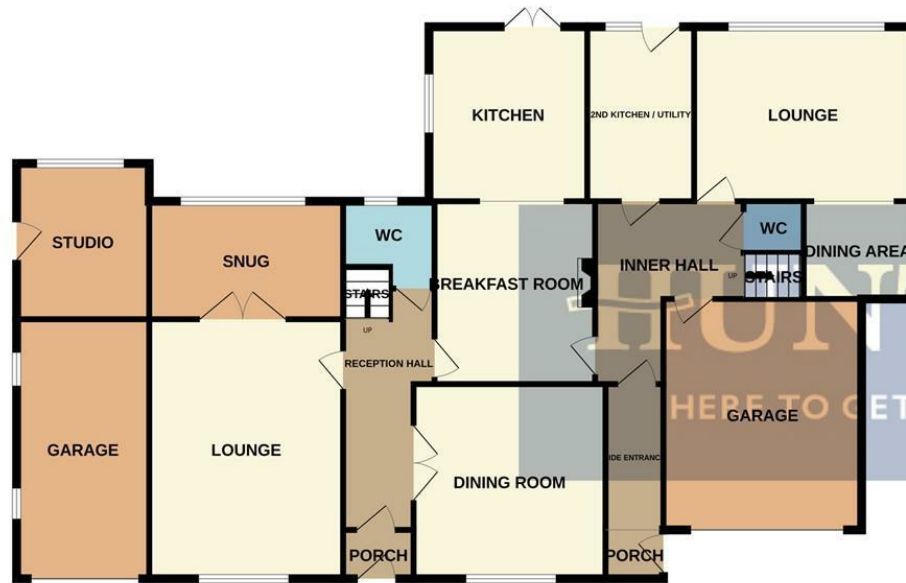
With an electric garage door to front, utility area with units, and one and a half sink and drainer, double glazed window to side, power and light.

Garden

With a large patio seating area, awning, two summer houses, garden shed, well groomed lawn with mature shrub borders with open field views to the rear, impressive feature garden pond with waterfall and irrigation system with underground reservoir.

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.

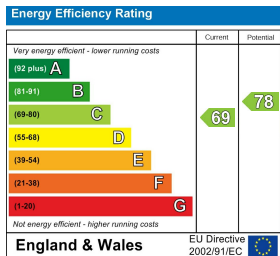
GROUND FLOOR



1ST FLOOR



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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Viewing Arrangements

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