






Maybank House
Stourbridge, DY8 5QB

Andrew Grant

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3 Hope Street, Wordsley, Stourbridge, DY8 5QB

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A delightful double-fronted Victorian property, with beautiful curb side appeal, ideally located within Wordsley, Stourbridge. The allure of this home continues inside, showcasing a host of traditional features and charm.

Key features

- Grand Victorian Residence
- Beautiful period features
- Open-plan kitchen family room
- Utility room
- Cloak room
- Cellar
- Master with en-suite shower room
- Generously sized rear garden
- Ample driveway parking
- Garage

Freehold / 2,130 sq. ft.





The hallway features original Minton tiled flooring and is bathed in natural light from stained-glass windows at both the front and rear. Additionally, there is original deep coving on the ceiling and decorative moulding on the archway.

A split-level staircase ascends to the first-floor accommodation, with access to a cellar below. This cellar, with features like quarry tiled flooring and a window, serves as an excellent storage space for coats and shoes.

Flanking the hallway on either side are two reception rooms. To the left, the smaller room boasts exposed floorboards, a deep bay window with shutters and a window seat, deep coving and a log burner.



Situated to the right is the larger reception room, which features a deep bay window with shutters and a window seat. Part of this room has exposed floorboards, while the rear area offers wooden parquet flooring, a log burner and bespoke built-in cupboards on either side.







The kitchen

Located at the rear, the kitchen features matching wall, base and drawer units with soft-closing, marble work surfaces, under cupboard lighting, a double sink unit with mixer tap and additional filter tap, a built-in dishwasher, a pull-out larder unit and a range oven with a six-burner hob and extractor.



Family dining area

From the kitchen area, there is a seamless transition to the family/dining area, which opens to the rear garden through sliding doors. This space is illuminated by skylights and includes an island unit and built-in drawers for storage.

Further down the hall, a sizable utility room houses the water tank, a stainless-steel sink unit with a drainer, storage cupboards and a mixer tap with a hose attachment.

The rest of the ground floor is accessible through a stained-glass leaded light door from the hallway. Here, an inner hallway with decorative tiled flooring grants access to the rear garden, a boot area and a ground floor cloakroom, complete with a white suite comprising a low-level WC, a washbasin with decorative tiling and an internal window.





First floor

Moving to the first floor, a staircase leads to a light and airy landing with exposed floorboards, a large window to the rear and a reading nook with a window seat and a bow window at the front.

The five bedrooms on this floor all feature exposed floorboards.





The master bedroom

The master bedroom suite features a window to the front with built-in shutters, a feature fireplace with decorative tiled inserts and its own en-suite shower room.



The en-suite comprises a low-level WC, a washbasin with a mixer tap set upon a vanity unit, a shower cubicle and an extractor fan, along with contemporary tiling.



Bedroom two

Adjacent to the master bedroom is another double bedroom with built-in wardrobes, a window to the front with shutters and a fireplace with decorative tiled inserts.



Bedroom three

There is a third bedroom with a built-in wardrobe, a window to the rear and a fireplace.



The house bathroom

Comprising of a white suite including an enclosed WC, a washbasin with a mixer tap set upon a vanity unit, a bathtub with a mixer tap and a wall-mounted shower. The bathroom is equipped with built-in storage cupboards, a mirror, down lighters, tiling to the walls and flooring and a contemporary style radiator. There is also a window to the rear elevation.



Steps from the landing lead to two additional bedrooms situated at the rear of the property, both featuring dual aspect windows.



Gardens and grounds

The rear garden is flat and generously sized, perfect for families and children. It includes a flagstone-paved area for al fresco dining and entertaining, along with a further paved area towards the rear.

The garden is fully enclosed by panel fencing and established hedgerows and features mature trees, a timber-framed shed, courtesy lighting and access to the garage.



Description

This elegant property boasts a wealth of period features, including original Minton tiled flooring and stained-glass windows. Inside, the spacious interiors include three reception rooms and a meticulously designed kitchen seamlessly merging with a family/dining area. Practicality meets style with a utility room and cloakroom completing the ground floor layout.

The first floor includes a house bathroom and five generously sized bedrooms, one of which has an en-suite.

Outside, there is a flat rear garden including a flagstone-paved area ideal for al fresco dining, whilst a large driveway, parking area and a garage add to the practicality of Maybank House.

Situation

Wordsley offers a diverse range of local amenities, including shops, a doctor surgery and schools. Moreover, the neighbouring towns of Kingswinford, Stourbridge, Kidderminster and Wolverhampton are easily accessible, providing additional options for enhanced shopping and services.

The well-connected Stourbridge Junction Railway Station provides an excellent service that enhances commuting possibilities. Furthermore, Wordsley enjoys convenient access to the M5 and the broader motorway network.

Services

Maybank House benefits from connections to mains gas, electricity, water and drainage.

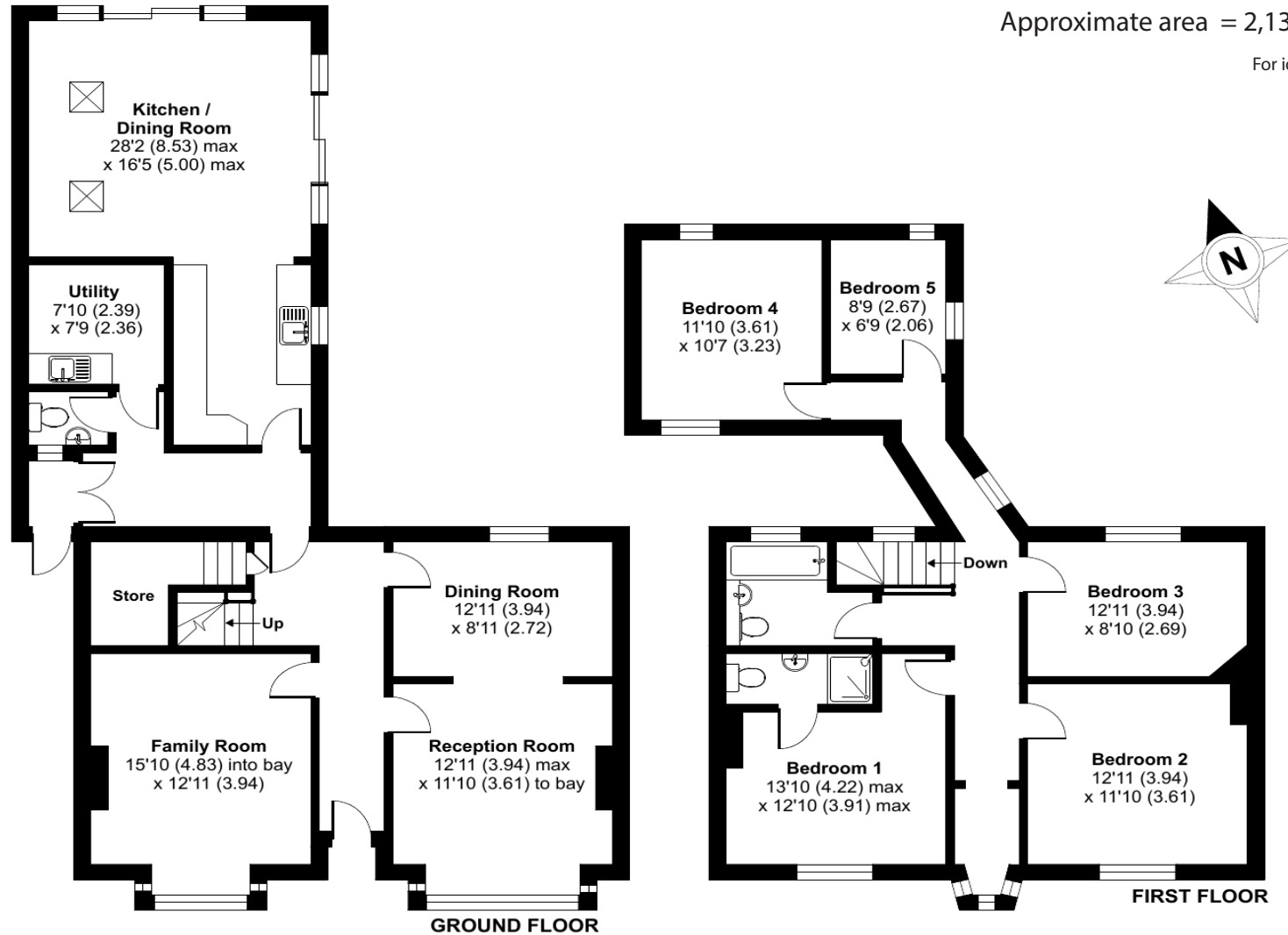
Council Tax

Band E

Hope Street, Stourbridge, DY8

Approximate area = 2,130 Sq. ft. (197.9 Sq m)

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 55 D | 90 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Andrew Grant. REF: 1036277



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