



Brookfield Mews

28c Brook Street, Stourbridge DY8 3XF

Andrew Grant



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 **3 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 948 sq. ft.

KEY FEATURES:

- Modern three-storey home
- Popular Old Quarter location
- Stylish kitchen dining room
- Contemporary living room
- Cloakroom
- Three double bedrooms
- Well-appointed house bathroom
- Easily maintained garden
- Ample driveway parking

A stylish property of modern design, situated in the exceedingly popular Old Quarter of Stourbridge.

This modern and contemporary property spans three floors and benefits from off-road parking for multiple vehicles. Inside, discover an impressive entrance hallway that guides you to a sleek and modern kitchen/dining room, a stylish living room and a convenient cloakroom. Upstairs, find two double bedrooms and a well-appointed family bathroom on the first floor, with a spacious master suite on the second floor.

Location

Nestled in the Old Quarter of Stourbridge, this location offers convenient access to quality schools, town amenities and bustling bus and train stations.

Stourbridge town centre, a mere 12 miles west of Birmingham, has experienced a remarkable rejuvenation in recent years, cultivating a vibrant atmosphere and providing exceptional shopping opportunities. With the added convenience of two nearby railway stations, commuting becomes effortless. A swift 30-minute train journey connects Stourbridge to Birmingham, while a 2.5-hour ride extends accessibility to London.

Furthermore, exceptional connectivity to the motorway network enhances the area's appeal, rendering it an ideal choice for commuters.



Description

The property is approached via a driveway that provides ample parking. A side gate offers access to the rear of the property and the front features established foliage, courtesy lighting and an outside water tap. A part obscure-glazed front entrance door with a pitched roof canopy opens onto a welcoming hallway.

The hallway features a contemporary radiator and Karndean flooring which flows throughout the ground floor. Doors lead to various rooms and a staircase rises to the first-floor accommodation.

To the right of the hallway, open access leads to the contemporary kitchen and dining room. The kitchen boasts handle-less charcoal wall, base and drawer units with soft-closing mechanisms and integrated appliances including a double oven, induction hob, extractor fan, dishwasher, washer dryer and fridge freezer. The kitchen also features a sink unit with drainer and contemporary mixer tap, an enclosed Ideal boiler, complementary work surfaces and under-cupboard lighting. There is space for a table and chairs and a window to the front elevation.

Located under the stairs, the useful ground-floor cloakroom includes a white suite with a low-level WC, washbasin and obscure-glazed window to the side. Additional under-stairs storage cupboards are also available.





At the rear of the property, the modern and contemporary living room features a sliding patio doors that lead to the easily maintained, walled garden.





First Floor

A staircase rises to the first-floor accommodation, where an obscure-glazed window to the side elevation brings in natural light. Doors lead to the bedrooms and bathroom.

Bedroom one is a spacious double bedroom with fitted wardrobes and a window.

There is a second double bedroom with a window.

The modern, refitted bathroom includes a white suite with a low-level WC, enclosed washbasin with mixer tap and vanity unit, bath with mixer tap and a separate walk-in shower cubicle with a waterfall shower and additional handheld shower attachment. Complementary tiling adorns the flooring and partial walls. The bathroom also features an extractor fan and a wall-mounted contemporary towel radiator.





Second Floor

From the first-floor landing, a further staircase leads to the second-floor accommodation, which includes storage in the eaves and access to the master bedroom.

A light and airy master bedroom with two windows; one to the rear elevation and a Velux window with a fitted blind to the front elevation. The room includes additional storage in the eaves.

Garden

The easily maintained rear garden is paved and adorned with colourful planting, trees and foliage. It provides an ideal area to sit, relax and unwind with family and friends.

Services

Mains gas, electricity, water and drainage.
Broadband is available at this property.

Council tax band - C.

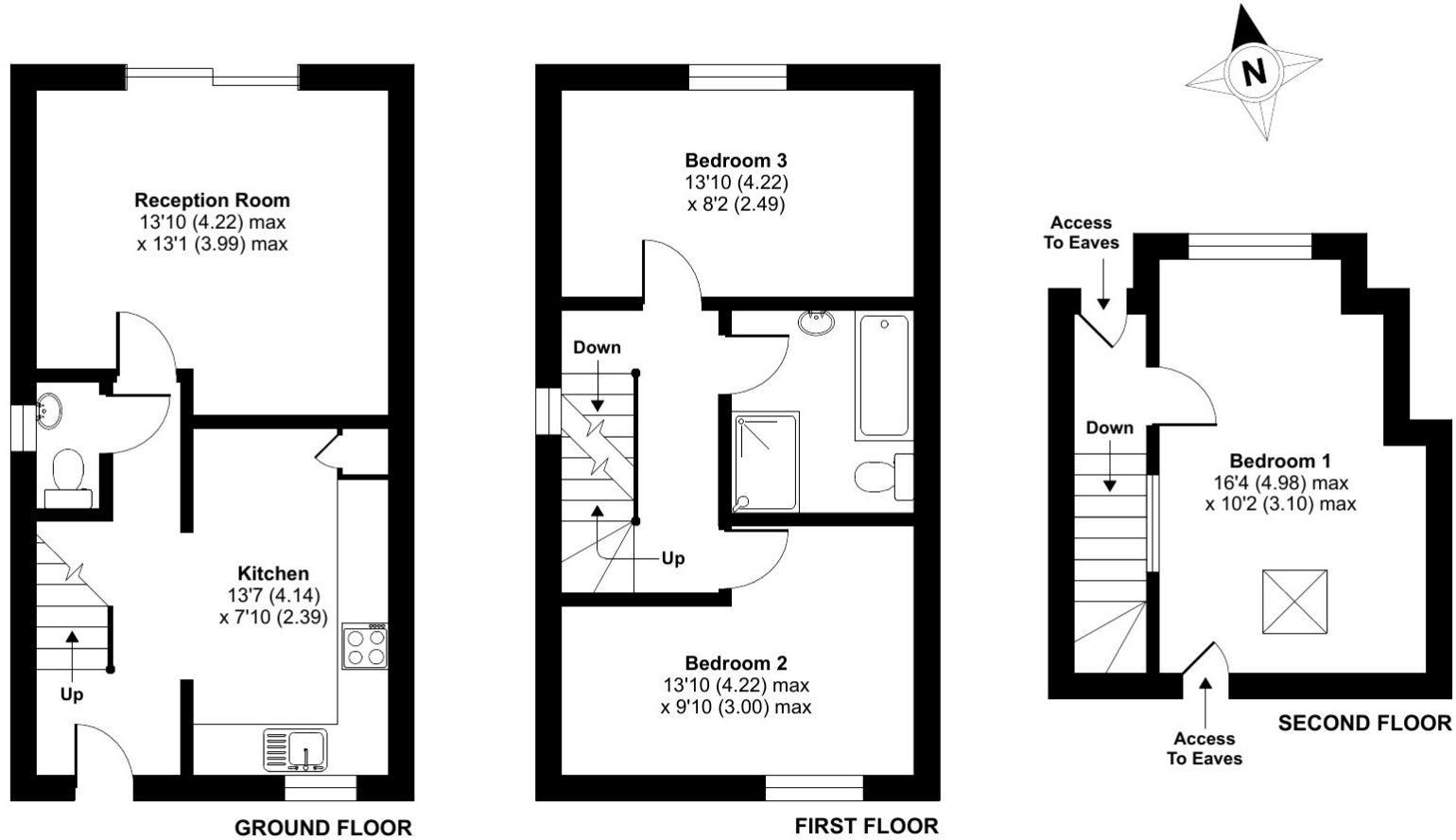




Brook Street, Stourbridge, DY8

Approximate Area = 948 sq ft / 88 sq m

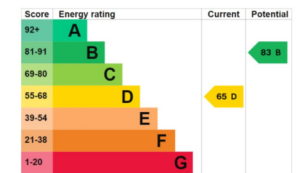
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1131144



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