



Bramblings

Stourbridge, DY9 0RP

Andrew Grant

Bramblings

Hagley Road, Stourbridge, DY9 0RP

3 Bedrooms 2 Bathrooms 2 Reception Rooms

An impeccably designed family home in Stourbridge, featuring three luxurious double bedrooms, expansive open-plan living areas and a stunning garden. This property is ideal for both families and entertaining guests.

Key features

- Impeccably renovated and designed open plan family home.
- Three luxurious double bedrooms.
- Modern kitchen with top-of-the-range appliances.
- Two contemporary bathrooms.
- Versatile sunroom to accommodate your family needs.
- Wonderfully manicured and landscaped garden.
- Generous patio and outdoor seating area.
- Large garage and ample off road parking.

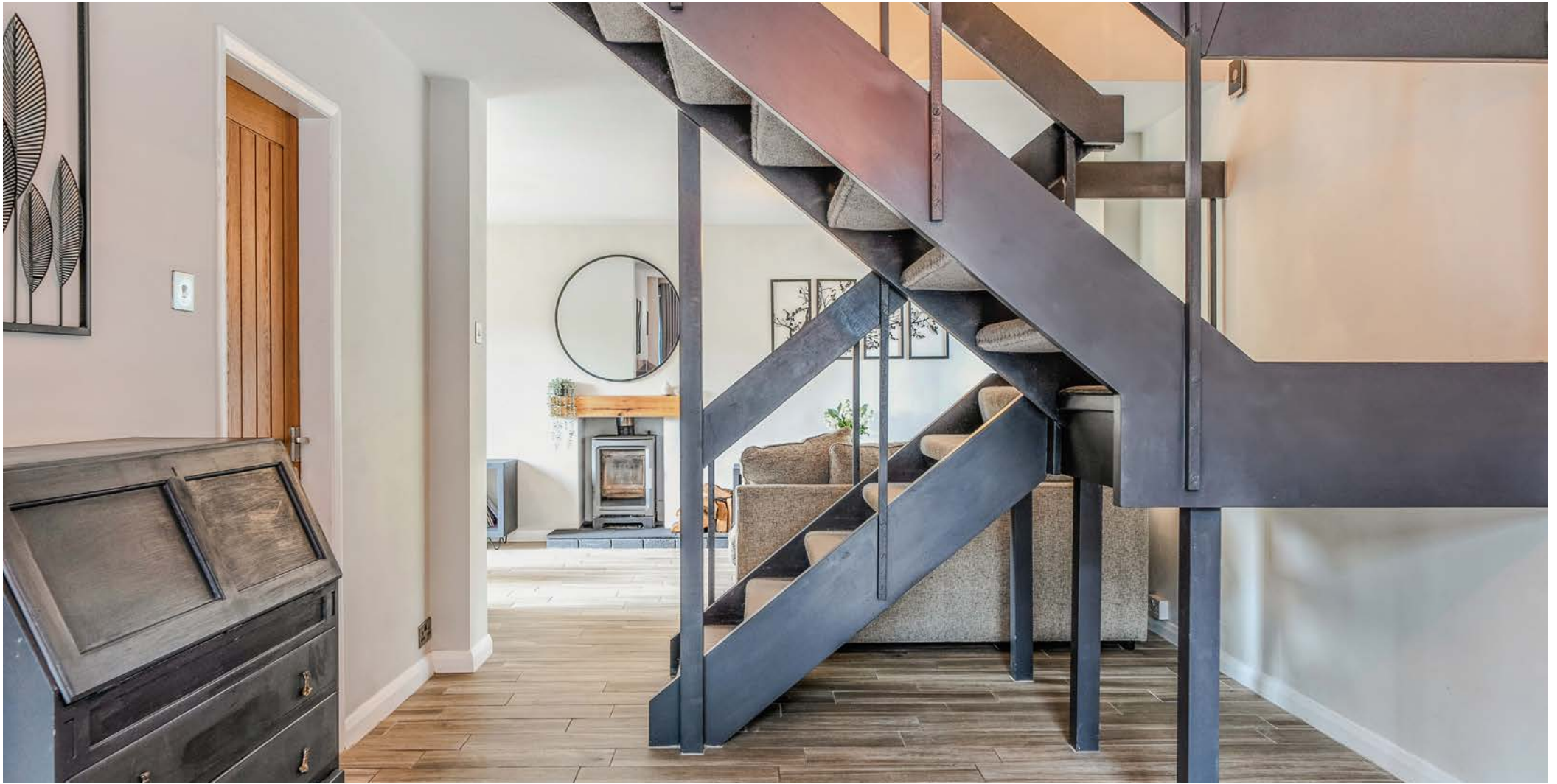
1538 sq ft (142.9 sq m)





The property is approached by a sweeping gravel driveway, offering ample parking for multiple vehicles. A brick wall borders the front and side of the property, while panelled fencing encloses the remaining front garden.

Side access is available through a covered passageway and the sunroom. The front garden features established trees and planting. Additionally, there is access to the sizable garage, which includes a roller shutter door and courtesy lighting.



The entrance

The front entrance door opens onto an enclosed porch with obscure front facing windows and a convenient storage cupboard. The porch area also houses the Worcester boiler and meter.

As you enter the property, you are greeted by a stunning open plan entrance area, with a split level staircase rising to the first floor and a beautifully appointed living room straight ahead.



The kitchen

The open-plan kitchen and dining area is the heart of the home, finished to an impeccable standard. It features handle less charcoal cabinetry, quartz work surfaces and integrated Neff appliances including an oven, microwave, warming drawer, induction hob, fridge freezer, wine cooler and dishwasher. Under-cupboard lighting and a breakfast bar add functionality and style.





Adjacent to the kitchen, a cosy seating area provides the perfect retreat for entertaining guests or family while preparing meals. This stylish and practical space is bathed in natural light from the dining room windows.



The dining room

Adjacent to the kitchen is a spacious dining area, ideal for a four-seater table. This area is beautifully illuminated by a roof lantern with spotlights and features a large three-pane double-glazed window alongside bi-fold doors.

The ample natural light and picturesque garden views create a seamless indoor-outdoor feel, enhancing the overall ambiance and size of the property.



The living room

Upon entering the property, you are greeted by an expansive and bright living room, ideal for family gatherings and entertaining. This beautifully appointed space features a charming log burner with built-in storage for logs, dual-aspect windows and sliding patio doors at the rear, allowing ample natural light and seamless access to the garden.





The sunroom

Off the kitchen and convenient utility room, equipped essential domesticated appliances, is a versatile sunroom. Part brick and glass construction this room also includes bifold doors and tiled flooring to provide an oasis in the property.

This room offers multiple uses, from entertaining, to office space and includes a contemporary radiator. Additional doors provide access to the front of the property and the garage.



The downstairs bathroom

The impeccably finished ground floor bathroom features a walk-in shower cubicle with a waterfall head and additional handheld attachment, a WC, a washbasin with a mixer tap and vanity unit.

Stylish partial wall and floor tiling, an extractor fan and a wall mounted chrome towel radiator complete this space, seamlessly combining elegance and practicality.



Bedroom one

Located to the left of the landing via the split-level staircase, you are welcomed by a spacious double bedroom. Bedroom one offers ample space for furniture and features a cosy nook currently used as a desk and dressing area.

The bedroom also includes a wall mounted radiator and enjoys garden views, allowing plenty of natural light to fill the space, making the room both welcoming and sophisticated.



Bedroom two

Adjacent to the primary bedroom, bedroom two is another generously sized double room offering a serene retreat. It features a large window overlooking the rear garden, filling the space with natural light and providing picturesque views.



Bedroom three

Completing the accommodation is bedroom three, a well sized double bedroom overlooking the front of the property. A large three pane window floods the room with natural light, enhancing its spacious feel.



The upstairs bathroom

Located on the first floor, this sleek, tiled bathroom complements the bedrooms with its modern design. It features a bath which benefits from a waterfall shower head, a WC and a washbasin for everyday convenience.



The garden

The west-facing garden serves as an ideal sun trap and includes a paved area perfect for alfresco dining and entertaining, enhanced by an awning. This beautifully landscaped garden features another paved area with steps leading to a raised, manicured lawn, fully enclosed with panel fencing and adorned with established borders of colorful plants, trees and foliage.





Additional amenities include a timber-framed garden shed for extra storage, courtesy lighting, power points and an outside water tap. A paved terrace extends to the side of the property, accessible from the garden room, ensuring seamless indoor-outdoor living and entertaining.

Location

Stourbridge has a mix of historic charm, modern amenities, excellent schools and transport links making it an ideal location for families and professionals.

Nearby renowned schools include Old Swinford Hospital, Greenfield Primary, Gig Mill Primary, Redhill School and Ridgewood High.

Transport links are excellent, with Stourbridge Junction and Town railway stations offering regular services to Birmingham, Worcester and London. The M5 and M42 motorways and a comprehensive bus network ensure easy travel.

Amenities include high street retailers, independent boutiques, a thriving market and a Leisure Centre. Mary Stevens Park offers playgrounds, a café and walking paths, while the nearby Clent Hills and Kinver Edge provide outdoor recreation.

Services

The property is equipped with full central heating, mains gas, electricity, water and high-speed broadband.

Council Tax - Band F



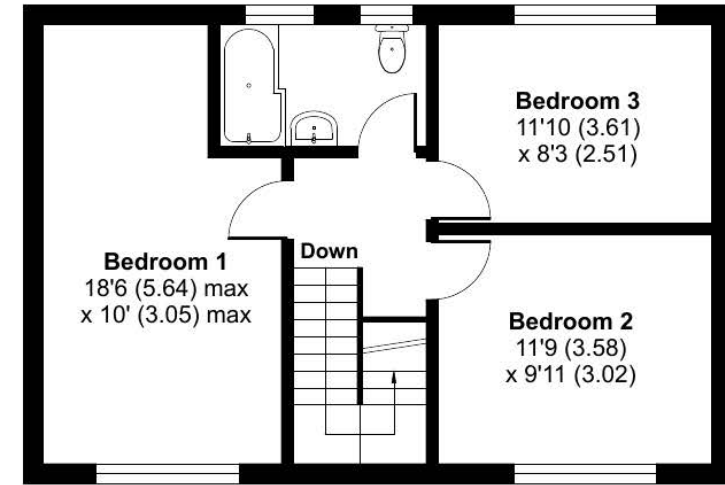
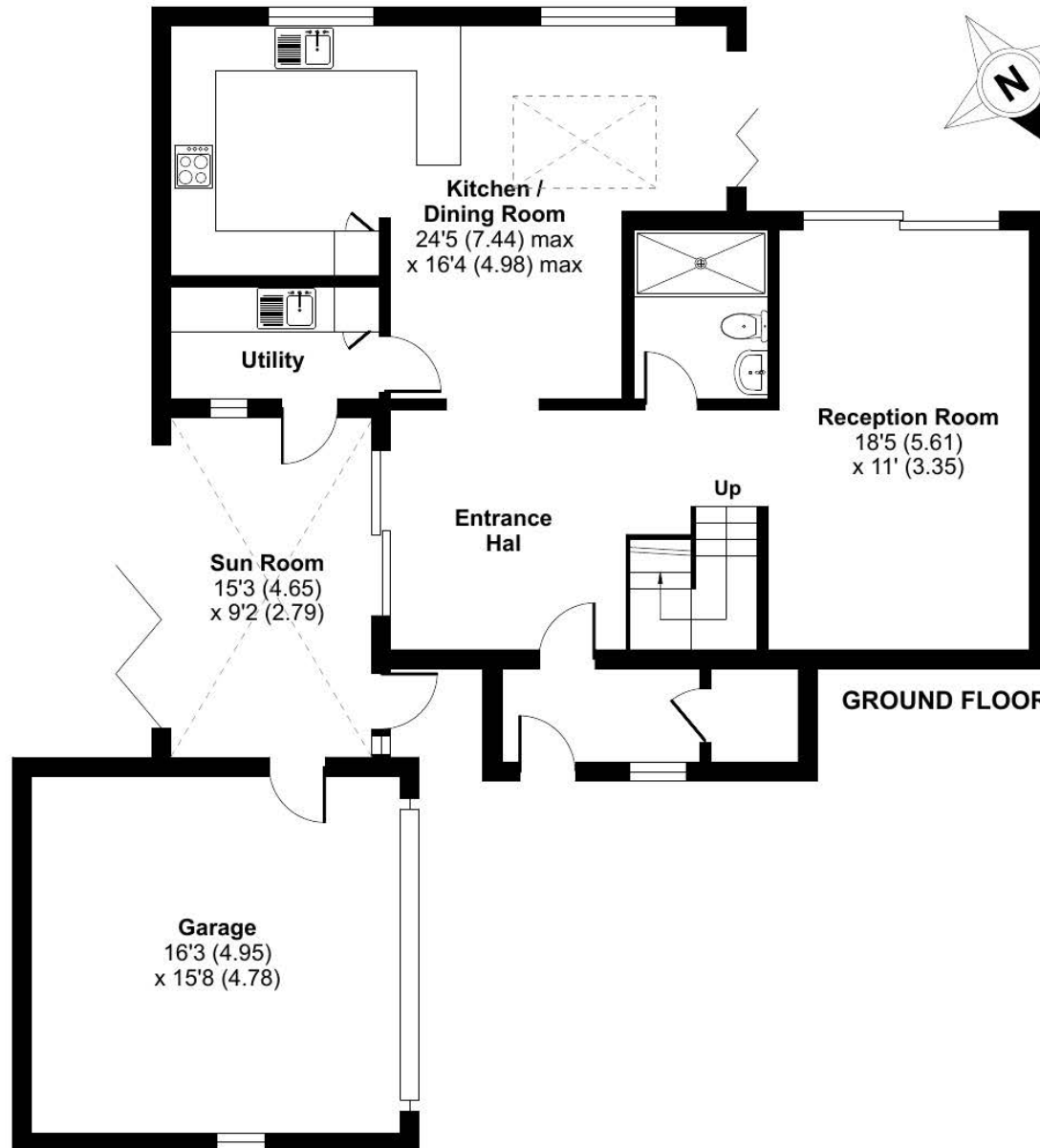
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Approximate Area = 1538 sq ft / 142.9 sq m

Garage = 254 sq ft / 23.6 sq m

Total = 1792 sq ft / 166.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
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). © nichecom 2024. Produced for Andrew Grant. REF: 1153444



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