



37 South Road
Stourbridge, DY8 3YA

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

An elegant and spacious three-bedroom Edwardian terrace with exquisite interiors, off-road parking, and a serene private garden.

- This Edwardian terrace combines timeless architecture with modern comforts in a sought-after Stourbridge location.
- Offering a well-appointed kitchen, a basement cellar for additional storage and a downstairs shower room for added convenience.
- A splendid living room and dining room, both adorned with charming period features.
- A beautiful, long rear garden that is well-maintained and ideal for relaxation and entertainment.
- A spacious driveway with off-road parking for two cars, enhancing convenience and security.
- Conveniently close to local amenities and transport links, offering a peaceful yet connected lifestyle.

1429 sq ft (132.7 sq m)





The entrance hall

Upon entering, the inviting hallway sets a warm, welcoming tone for the home. It retains its original Edwardian charm with tiled flooring and high ceilings, providing a sense of openness.



The living room

The living room offers ample space for relaxation and entertainment, with a traditional central fireplace providing a charming focal point, original hardwood flooring, and built-in shelving. The beautiful, large bay window allows for plenty of natural light and offers a pleasant view of the front of the property, enhancing the room's inviting atmosphere.





The kitchen

The kitchen provides a well-designed and functional space with ample storage and countertop space. Its layout allows for easy meal preparation and access to the garden through a side door, making it convenient for indoor-outdoor living. This room also benefits from good natural light, making it an inviting and cosy place for family meals.





The dining room

This dining room combines Edwardian charm with functionality, featuring an ornate fireplace and wooden flooring. Tall ceilings enhance the spacious feel, while double French doors flood the room with light and provide direct access to the garden, perfect for bringing the outdoors in.





The primary bedroom

This beautifully presented primary double bedroom features two large sash windows that flood the room with natural light, highlighting the traditional fireplace that exudes character. The room serves as a peaceful retreat, embodying the timeless elegance of the property.



The second bedroom

This second double bedroom is well-proportioned and overlooks the serene garden at the rear, offering a peaceful and quiet aspect. Its large window ensures the room is bathed in natural light, enhancing the spacious feel.



The third bedroom

Overlooking the front of the property, the third bedroom is well-sized and versatile, making it ideal as a home office, nursery, or double bedroom. Its flexibility allows it to suit various family or lifestyle needs.



The bathroom

The family bathroom is tastefully finished and functional with a panelled bath, WC and pedestal wash basin. A large sash window floods the room with light, ensuring the space is bright and inviting.



The garden

The garden is a standout feature of the home, a long, enchanting outdoor space beautifully divided into a series of inviting areas, each offering its own atmosphere and appeal. As you step outside from the rear of the property, you're immediately welcomed by a charming gravelled courtyard framed by red brick, climbing plants and mature greenery.





From the courtyard, the garden opens up to a gently meandering stretch of lawn bordered by lush hedging and well-established planting. The greenery provides a great sense of privacy and seclusion. Toward the rear, a gravelled seating area offers ample space for outdoor dining and entertaining, complemented by a charming pergola to one side. This peaceful, enclosed garden is perfect for both relaxation and recreation, providing a versatile and inviting outdoor retreat.



Location

South Road is ideally situated in a friendly residential area of Stourbridge, known for its excellent balance of tranquillity and accessibility. The property is within easy reach of local shopping, dining, and cultural offerings. Nearby parks and schools make it a desirable location for families, while excellent transport links provide swift access to Birmingham and surrounding areas, ensuring convenience for both commuters and locals seeking leisure and employment opportunities.

Agent's notes

The property has recently benefited from a new boiler and new roofing.

Services

The property benefits from mains water, electricity, gas and drainage.

Council Tax

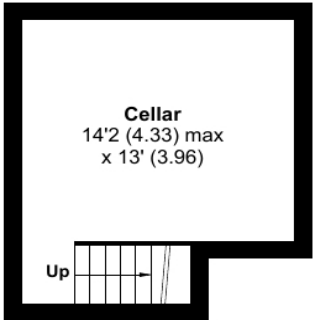
The Council Tax banding for this property is **Band C**



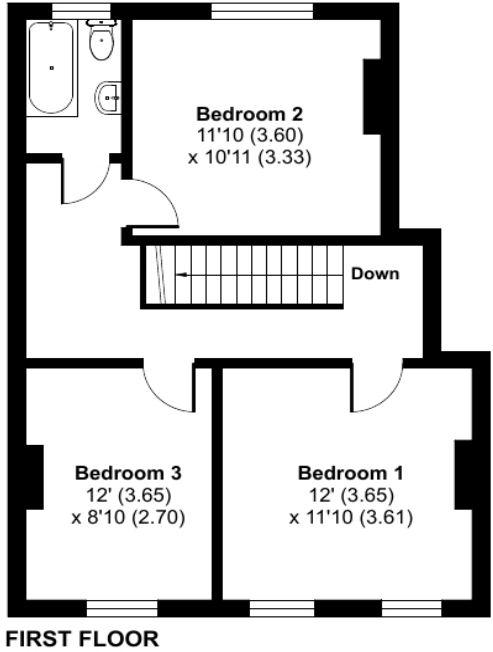
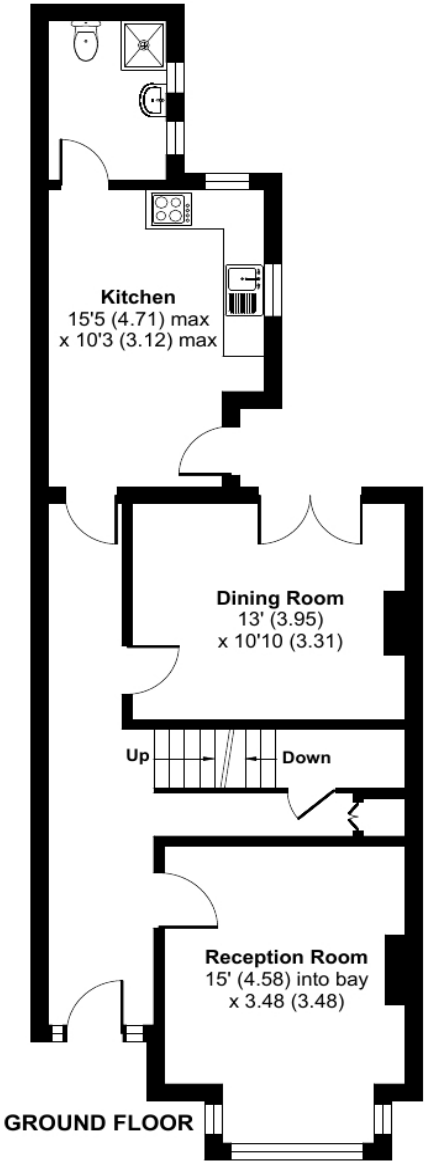
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Approximate Area = 1429 sq ft / 132.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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