



**33 Stourton Crescent**  
Stourbridge, DY7 6RR

**Andrew Grant**



# 33 Stourton Crescent

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**4 Bedrooms   2 Bathrooms   3 Reception Rooms**

An exceptional four-bedroom detached home offering spacious living, beautifully landscaped gardens and a rare opportunity to enjoy canal-side living, with direct access to the Stourbridge Canal at the rear.

- Private garden with brilliant views of the Stourbridge Canal.
- Over 1,500 sq. ft. of versatile interiors including a ground floor bedroom with en suite.
- Four comfortable bedrooms, ideal for family life, guest accommodation or home-working needs.
- A substantial driveway and a large integrated garage with an electric roll up door ensure convenience and practicality for modern living.
- Landscaped with relaxation in mind, the garden features a patio, ornamental pond and a secluded seating area overlooking the canal.
- Nestled in the peaceful hamlet of Stourton, offering a semi-rural lifestyle.

1505 sq ft (139.8 sq m)







## The living room

This expansive living area is one of the standout features of the property. A large window and French doors flood the room with natural light and provide seamless access to the rear garden. The charming stone-surround fireplace adds warmth and character, making this space perfect for entertaining or relaxing with family.







## The kitchen

The dual-aspect kitchen combines functionality with style. Fitted with a range of wall and base units, the kitchen includes a breakfast bar, an integrated hob with extractor and a double eye-level oven. Under-counter space is provided for a washing machine and a pantry cupboard ensures plenty of storage. A door leads directly to the garage, enhancing convenience.







## The dining room

The dining room is a spacious and versatile area, finished in neutral tones, it benefits from a large front-facing window that creates a bright and airy atmosphere. The room also features a staircase leading to the first floor, a convenient storage cupboard and doors connecting to the main living areas.





## The snug

Cosy and inviting, the snug is a versatile additional reception room, perfect for use as a games room, guest bedroom or study. Dual-aspect windows to the front and side bring in plenty of light, creating a warm and comfortable space.





## The ground floor shower room

Conveniently located off the snug, the shower room includes a WC, washbasin and shower cubicle. With a window for ventilation and tiled splashbacks, this space is practical and well-maintained.





## The primary bedroom

The principal bedroom is a generously sized double with dual-aspect windows to the front and side, ensuring abundant natural light. This room offers ample space for furniture and creates a peaceful haven for relaxation.





## Bedroom two

This rear-facing double bedroom enjoys views of the garden while its size and layout make it ideal for use as a main bedroom or guest room.





## Bedroom three and four

Similar in size to bedroom two, this third rear-facing double bedroom also benefits from views over the garden.

Bedroom four is a charming single bedroom located at the front of the house, features a sloping ceiling that adds character. With a side-facing window, it's an ideal choice for a child's room, nursery or study.







## The family bathroom and separate WC

The family bathroom includes a bath with a shower above, a washbasin atop a vanity unit and an obscure-glazed window.

Adjacent to the bathroom, the separate WC includes a low-level toilet and an obscure-glazed window.





## The garden

A true highlight of the property, the rear garden is beautifully landscaped and backs directly onto the scenic Stourbridge Canal. Adjacent to the house, a patio offers the perfect spot for alfresco dining beside a charming ornamental pond. A gravelled path winds alongside the lawn, leading to a raised seating area at the far end of the garden, where you can enjoy tranquil canal views. Bordered by mature hedges and fencing, the garden provides a private, peaceful setting, ideal for entertaining or quiet reflection.





## Location

Situated in the charming hamlet of Stourton, this property enjoys a peaceful, semi-rural setting while being conveniently close to a range of amenities. Stourton offers easy access to the nearby town of Stourbridge, which provides an array of shops, supermarkets, restaurants and leisure facilities. Families will appreciate the selection of reputable schools in the area, catering to all ages and highly regarded for their quality of education. For commuting, Stourton is well-connected, with excellent road links to the M5 motorway, providing easy access to Birmingham, Wolverhampton and beyond. Public transport options, including bus routes and nearby Stourbridge Junction railway station, ensure efficient travel.

## Services

The property benefits from...

- mains gas, electricity, water and drainage.
- Private electric solar panels.
- Security alarm system.
- Broadband available at the property.

## Agents note

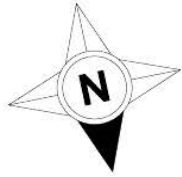
This property benefits from riparian rights, allowing the owner reasonable use and enjoyment of the canal, including access to water for personal or recreational purposes.

## Council Tax

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Stourton Crescent, Stourbridge, DY7

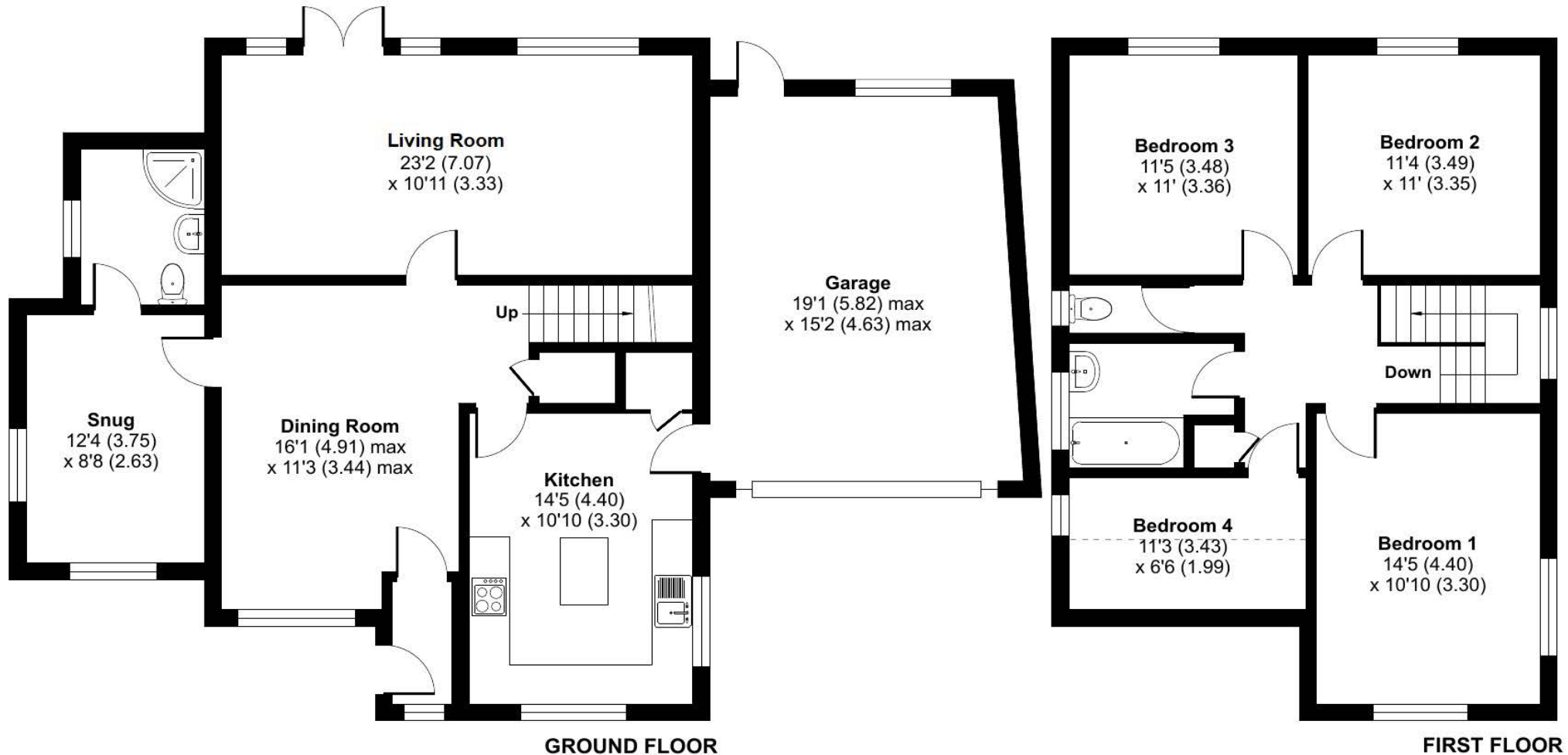
Approximate Area = 1505 sq ft / 139.8 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 1824 sq ft / 169.4 sq m

For identification only - Not to scale



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.





**Andrew Grant**

T. 01905 734734 E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)