

**Andrew Grant**  
PRESTIGE & COUNTRY



**48 Sheraton Grange**  
Stourbridge, DY8 2BE





# 48 Sheraton Grange

Stourbridge, DY8 2BE

**6 Bedrooms    4 Bathrooms    2 Reception Rooms**

“An impressive six-bedroom detached family home in Stourbridge with spacious interiors, modern features and a brilliant private garden, ideal for luxurious living.....”

Scott Richardson Brown CEO



- A generously sized, adaptable six-bedroom property close to local amenities.
- Contemporary main kitchen with a secondary kitchen and an additional utility room.
- Bright, welcoming and versatile reception rooms, ideal for family living.
- Six double bedrooms with four adjoining en suites.
- A spacious low-maintenance garden with a lawn and patio area, perfect for entertaining.
- Large driveway offering ample off road parking space for multiple vehicles and a garage for secure storage.
- Prime location with easy access to Stourbridge town centre and transport links.

2920 sq ft (271.2 sq m)





## The living room

This expansive living room offers an impressive and flexible space, perfect for both relaxation and entertaining. Two sets of French doors provide direct access to the garden, allowing natural light to flood the room and creating a smooth indoor-outdoor connection. Additionally, two large bay windows enhance the sense of space and brightness, making this a light-filled and airy environment. The generous proportions make it ideal for hosting family and friends, while the central fireplace with a multi-fuel stove serves as a focal point, adding warmth to the space.







## The kitchen

This contemporary kitchen is designed for both functionality and style, offering a well-equipped space for everyday life. A central island provides additional workspace and seating, making it a perfect spot for casual dining or socialising. The sleek countertops enhance the clean, streamlined aesthetic, while high-quality appliances ensure practicality. The kitchen features an integrated microwave, stylish extractor hood, an impressive range cooker, and space for a double oven. There is also a double sink with a waste disposal unit, an integrated dishwasher, and an integrated wine cooler. A large window overlooking the front of the property creates a bright and welcoming environment. Please note, the range cooker and fridge freezer can be negotiated in the sale.



At the other end of the kitchen, there is an additional seating area, offering a comfortable and informal space to relax. This area provides a perfect spot for unwinding, watching television, or enjoying a coffee, seamlessly integrating with the kitchen to enhance the home's sociable and practical layout.





## The dining room

The dining room provides a spacious area perfect for formal meals and gatherings. It features marble-style tiling that matches the kitchen, creating a seamless flow through the ground floor and enhancing the sense of openness. Large windows allow natural light to fill the space, making it feel bright and inviting.



## The second kitchen and cloakroom

The second kitchen is located just off the main kitchen and provides a practical additional space for household tasks. Featuring a double burner hob, integrated dishwasher, sink with a waste disposal unit, and an integrated oven with extractor hood, it offers extra functionality for meal preparation and storage. The space also includes a pantry, perfect for keeping essentials organised. This additional kitchen is ideal for busy family living or entertaining. In addition, a cloakroom with a WC and basin enhances convenience, offering a practical facility for guests and everyday use.







## The study

The study offers a quiet and private area ideal for working from home. This good-sized room benefits from plenty of natural light, making it a productive and comfortable space.





## The utility

Also located on the ground floor, the utility room is accessed through double glass doors from the garden, providing a practical space for household tasks. It features a sink and plumbing for essential appliances, making it a convenient area for laundry and storage. The utility room leads directly to the garage store, offering secure and useful storage space, perfect for keeping household items, tools, or outdoor equipment neatly organised.





## The primary bedroom

The primary bedroom is a spacious double room, offering a peaceful retreat within the home. Dual aspect windows allow plenty of natural light to fill the space, creating a bright and airy feel. The room provides ample space for bedroom furniture and storage solutions, ensuring practicality and comfort. It benefits from its own adjoining en suite bathroom.







## The primary en suite bathroom

The en suite features a vanity unit with a his and hers sink, a WC with hot and cold function bidet, a large jacuzzi bath with an overhead shower, providing a luxurious space to relax. Tiling throughout ensures practicality and easy maintenance, while a large, obscured window allows natural light to brighten the room while maintaining privacy.







## Bedroom two and en suite

Bedroom two is a bright and spacious double room, offering a peaceful retreat. It features a large window that fills the room with natural light, creating a calm and inviting atmosphere. The room has ample space for furniture and storage, ensuring comfort and practicality. The adjoining en suite features a shower, WC with hot and cold bidet function, basin and light up mirror with a hairdryer.





## Bedroom three and en suite

Bedroom three mirrors bedroom two in size and layout, offering a similarly spacious and light-filled double room. The room benefits from a large window, which overlooks the garden, providing a peaceful and tranquil outlook. The adjoining en suite is designed in the same modern style as bedroom two, featuring a walk-in shower, WC with a hot and cold bidet function, basin with built-in storage, an illuminated mirror and integrated hairdryer.







## Bedroom four and en suite

Overlooking the front of the property, bedroom four features built-in sliding wardrobes for convenient storage. The adjoining en suite shower room includes a shower, WC with hot/ cold bidet, basin with storage, and a light-up mirror and hairdryer, offering a modern and practical space.







## Bedrooms five and six

Bedrooms five and six are well-sized, bright and flexible. These versatile bedrooms can accommodate double beds or be adapted for other uses such as a home office, guest room or hobby room. The rooms share access to a family shower room on the first floor.







## The garden

The rear garden is a private and low-maintenance space, featuring an artificial lawn that remains pristine all year round. It provides the perfect outdoor setting for entertaining or family gatherings, with plenty of room for activities. A large, paved patio area offers ample space for alfresco dining, making it ideal for hosting guests or simply enjoying meals outside. The combination of artificial grass and extensive patio ensures a practical, stylish and enjoyable outdoor space with minimal upkeep. The garden is also equipped with outdoor taps, electric points at both the front and back, and outside lighting, enhancing both convenience and ambiance for evening gatherings.





## Location

48 Sheraton Grange is located on the green outskirts of Stourbridge, offering easy access to local amenities including shops, restaurants, and schools. Stourbridge town centre provides a vibrant community with numerous leisure and shopping options. The property also benefits from excellent transport links, with access to major road networks including the M5 and M6. Stourbridge Junction station is nearby, providing direct train services to Birmingham and other major cities. The area strikes the perfect balance between suburban living and city connectivity.

## Agent note

- The range cooker and free standing fridge freezer in kitchen 1, are available via separate negotiation.
- All bathrooms feature a combined WC and bidet with a hot & cold water function, a light up mirror, integrated hairdryer and heated towel rail.

## Services

- The property benefits from mains water, gas, electricity and drainage.
- There are three column radiations throughout the property, two boilers and a nest system that is divided into four zones.
- The property is fully alarmed and has a CCTV system.

## Council Tax

Band F





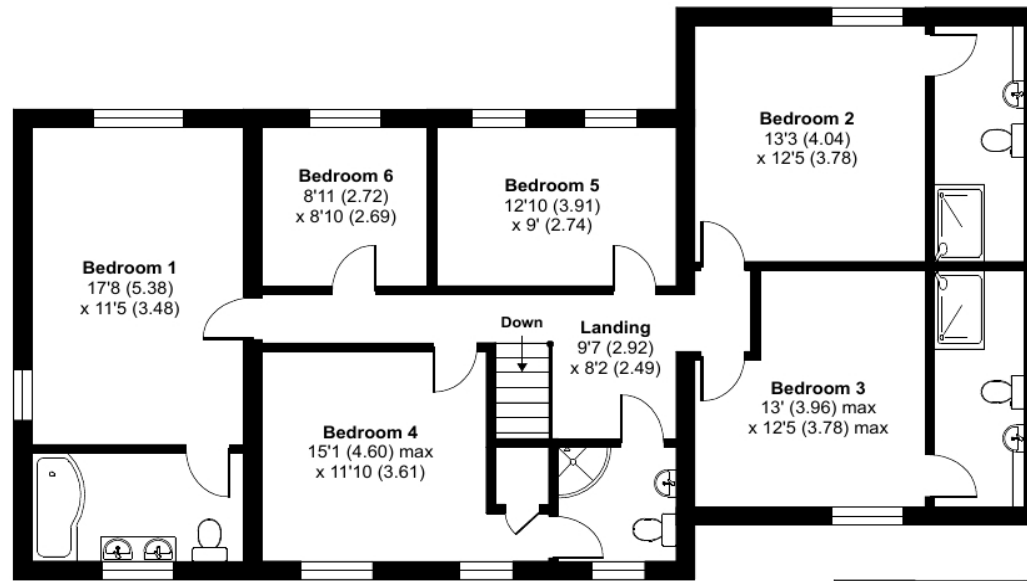
# Sheraton Grange, Stourbridge, DY8

Approximate Area = 2730 sq ft / 253.6 sq m

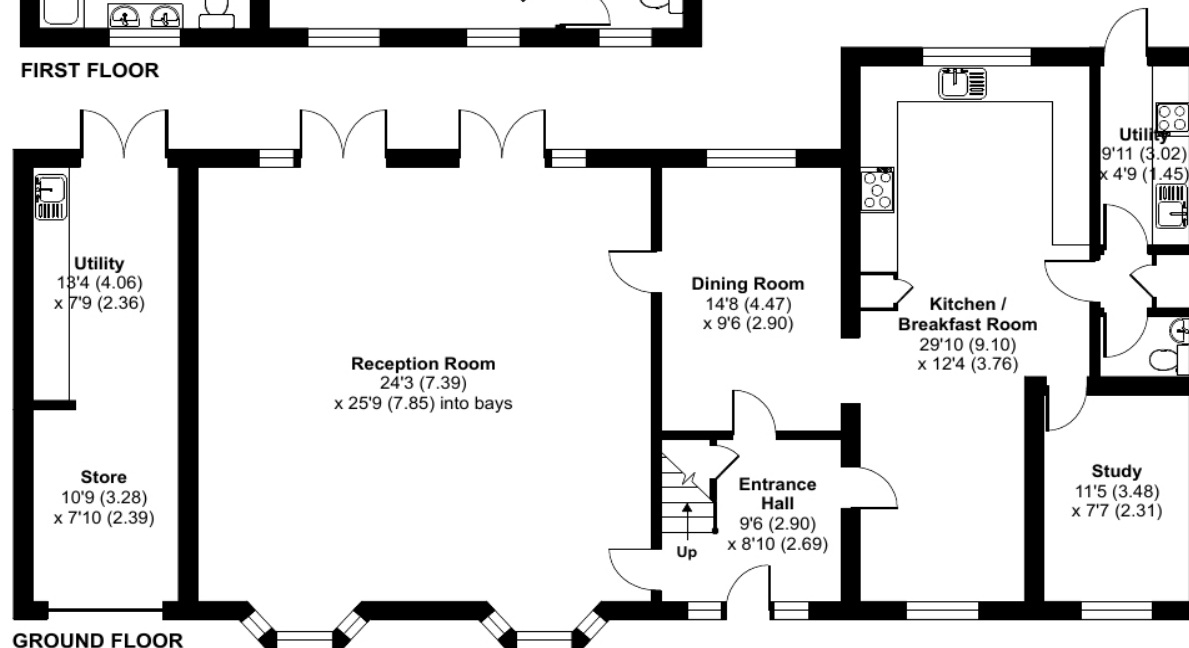
Storage / Utility = 190 sq ft / 17.6 sq m

Total = 2920 sq ft / 271.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	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.



