



40 Larkhill Road

Stourbridge, DY8 3LN

Andrew Grant

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3 Bedrooms 1 Bathrooms 1 Reception Rooms

Three bedroom home offering a generous living room, kitchen diner, bright conservatory, enclosed garden and separate garage, close to schools, shops and transport links.

- Three bedroom mid-terrace with porch, conservatory and garden
- Generous living room and a family-sized kitchen diner
- Enclosed rear garden with lawn and patio
- Separate single garage providing secure parking or storage
- Convenient location for shops, schools and transport

This three bedroom mid terrace home offers well-proportioned accommodation arranged across two floors, with the added benefit of a conservatory, private rear garden and a separate garage. The property is well maintained and includes a recently installed boiler within the last five years, ensuring practical efficiency. Inside, the ground floor provides a spacious living room, a kitchen with dining space and access to the conservatory which overlooks the garden. Upstairs there are three bedrooms served by a family bathroom. Outside, the property features a rear garden and a garage providing secure parking or storage. Located within Stourbridge, the home is close to schools, everyday amenities and transport connections, making it an attractive option for families and professionals alike.

972 sq ft (90.3 sq m)





The kitchen/diner

The kitchen provides ample workspace and cabinetry with space for appliances including cooker, dishwasher and washing machine. A dining area sits to the side with French doors opening to the conservatory, creating a bright and sociable space.





The living room

The generous living room features a central fireplace and enjoys a front aspect window that allows in natural light. This room offers plenty of space for family relaxation or entertaining.





The conservatory

The conservatory sits at the rear of the property and is accessed from the kitchen. It offers additional reception space and looks out onto the garden.



The primary bedroom

The primary bedroom is a spacious double with fitted storage along one wall. Its rear aspect windows gives a pleasant outlook over the garden and fills the room with light. Built-in wardrobes add convenience and maximise floorspace.





The second bedroom

This front facing double bedroom provides comfortable proportions and has views over the front aspect through two windows, making it an ideal guest room or secondary bedroom.



The third bedroom

A third bedroom at the front of the home, suitable as a further family or guest bedroom, study or nursery with a window overlooking the front.



The bathroom

The family bathroom includes a panelled bath with a handheld shower, a wash hand basin and WC, finished with tiled surrounds for easy maintenance.



The garden

The rear garden features a lawn bordered by planting with space for outdoor seating. A gate at the rear provides access to the garage area.





The frontage and parking

The property is approached through a neat front garden with mature shrubs and a central pathway leading to the entrance. A wooden gate provides access and enhances the sense of privacy while the greenery gives the home an attractive outlook from the street. The property includes a separate garage located in a nearby block, providing secure parking or useful additional storage.



Location

This home is situated within Stourbridge, a popular residential area known for its strong community feel and excellent amenities. Stourbridge town centre is just a short distance away and offers a variety of shops, supermarkets, cafés, restaurants and leisure facilities. The area is well served by schools, with both primary and secondary options available locally, making this a convenient choice for families. Green spaces and parks are close by for outdoor activities and recreation.

Stourbridge also benefits from excellent transport connections. Stourbridge Junction railway station provides regular services to Birmingham, Worcester and beyond, making it an attractive base for commuters. The motorway network is easily accessible via the M5, linking to the wider Midlands and further afield. Local bus services offer further convenience for travel around the town and surrounding areas.

The combination of everyday amenities, well-regarded schools and strong transport links makes Stourbridge a desirable location. This property provides the opportunity to enjoy a practical and well-connected lifestyle in a popular setting.

Services

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

Council Tax

The Council Tax for this property is Band B





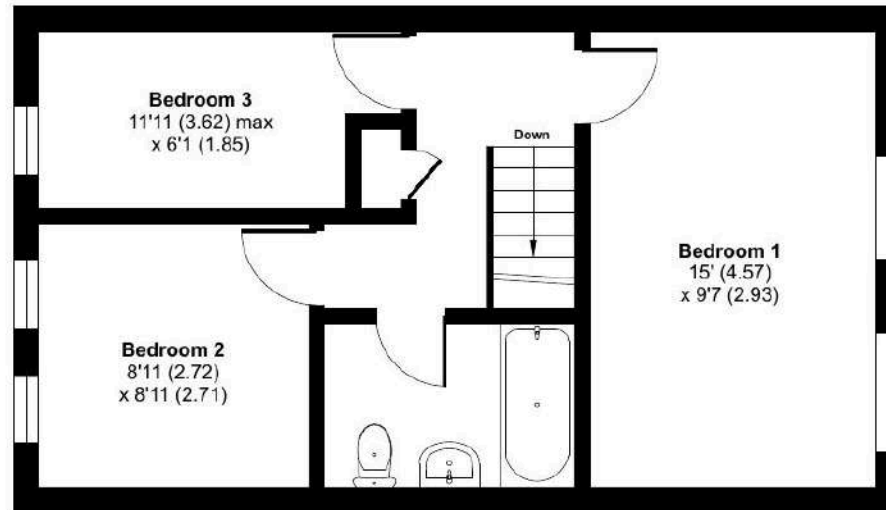
Larkhill Road, Stourbridge, DY8

Approximate Area = 972 sq ft / 90.3 sq m

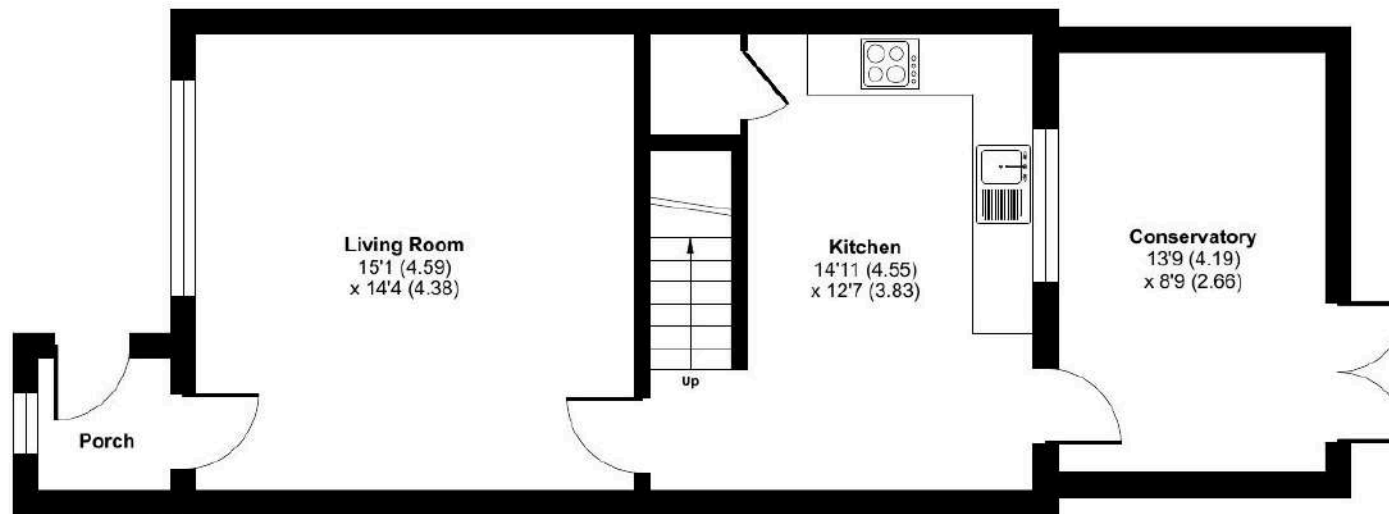
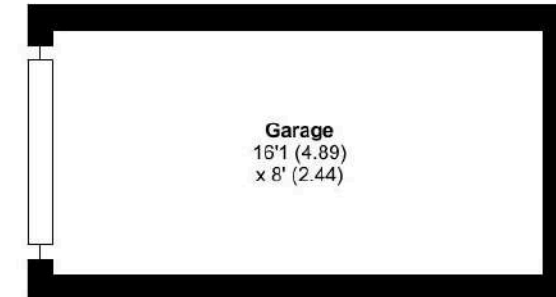
Garage = 128 sq ft / 11.8 sq m

Total = 1100 sq ft / 102.1 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		
		77 C	82 B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1331072



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