



**Edgeway**

Stourton, DY7 6RY

**Andrew Grant**



# Edgeway

185 Bridgnorth Road, Stourton, DY7 6RY

**3 Bedrooms    1 Bathroom    3 Reception Rooms**

Detached family home with generous gardens, summer house and ample parking, combining elegant interiors, open plan living and countryside outlooks in sought after Stourton village.

- A well proportioned detached home offering flexible family accommodation arranged over two floors.
- Open plan kitchen and family room with skylight, quality finishes and direct garden access.
- Landscaped rear garden with decked entertaining area, expansive lawn, gated vegetable garden and a charming summer house.
- Wide gravel driveway providing ample off road parking and access to the double garage.
- Edge of village setting with countryside views, excellent schools, amenities and transport links nearby.

This attractive detached home occupies a generous plot on the edge of Stourton, enjoying countryside views to the front and a beautifully arranged garden to the rear. Internally, the accommodation is well balanced, with welcoming reception spaces and a standout open plan kitchen and family room. Upstairs, well proportioned bedrooms are served by a stylish family bathroom. Outside, the garden is thoughtfully divided between a substantial decked entertaining area and an expansive lawn. A summer house sits to the rear, providing a peaceful retreat. To the front, a wide gravel driveway offers ample off road parking and access to the double garage. The property is ideally placed for village amenities, schools and commuter routes.

**1701 sq ft (158 sq m)**







## The kitchen

The kitchen forms part of the open plan kitchen and family room at the rear of the house and is arranged as a highly practical and sociable space. Solid wood cabinetry is finished in Farrow and Ball Hague Blue, paired with a butler sink featuring a grooved solid wood drainer and a built in dishwasher beneath.







A deep brick recess provides space for a large range style cooker, with additional provision for a fridge freezer and washing machine. A large skylight sits above the kitchen area, drawing daylight down into the heart of the room and enhancing the sense of space, while the central layout allows for a generous table and chairs, with direct internal access through to the garage adding everyday convenience.





## The family area

The family area creates a comfortable and informal living space within the wider room. Bi fold doors open directly onto the large decked terrace, extending the room outdoors and making it well suited to entertaining and everyday family life. A log burner style electric fire provides a focal point, with cupboards positioned to either side, ensuring this section functions as a true living area while remaining connected to the kitchen and dining space.







## The living room

The living room is well proportioned and positioned at the front of the home, offering a comfortable and welcoming space for everyday living. With a double aspect, it benefits from a bay window to the front and additional window at the rear. A log burning stove forms a strong focal point, set within a traditional fireplace, while the room's shape and scale comfortably accommodate seating, making it a practical and inviting main reception room.







## The dining room

The dining room is a substantial and well proportioned room, offering a formal yet flexible space for entertaining and family meals. A striking black stone fire surround forms the focal point, complemented by original period features including an ornate ceiling rose, picture rail and detailed coving.







## The entrance hall

The entrance hall provides a welcoming introduction to the house, setting the tone for the accommodation beyond. A staircase rises to the first floor, with doors leading through to the principal ground floor rooms, creating a natural and well balanced flow. Positioned off the hall is a guest cloakroom, fitted with a wash hand basin and WC, offering practical convenience for visitors and everyday use while keeping the main living spaces uninterrupted.





## The landing

The first floor landing is a generous and attractive space, providing access to all bedrooms and the family bathroom. Dual aspect in nature, it includes an original stained glass window to the front which adds character and a sense of period detail.







## The primary bedroom

The primary bedroom is a generous double room positioned to the front of the house, enjoying dual-aspect open views across the surrounding area. Well proportioned and comfortably arranged, it provides ample space for bedroom furniture while retaining a calm and uncluttered feel.







## The second bedroom

The second bedroom is another well proportioned double room positioned at the front of the home, enjoying open views through a large bay window. Its generous dimensions comfortably accommodate bedroom furniture while retaining a balanced and practical layout. This room would suit a wide range of uses, from a principal guest bedroom to a spacious family room.





## The third bedroom

The third bedroom is a comfortable and well proportioned room that works equally well as a double bedroom or a flexible additional space. Positioned to the rear of the house, it enjoys a pleasant outlook over the garden, providing a quiet and private setting.





## The family bathroom

The family bathroom is a well appointed and generously sized room serving the bedrooms. It features a contemporary roll top bath alongside a large open shower fitted with dual shower heads. Neptune his and hers basins are set on a marble topped vanity unit, offering practical storage and a balanced layout, with the room arranged to function comfortably for family living while maintaining a sense of space and proportion.







## The decked area

Immediately to the rear of the house is a generous decked terrace which forms a natural extension of the kitchen and family room. This space is well suited to outdoor dining and entertaining, with ample room for seating and a table, while its position creates a strong connection between the house and garden. Steps lead up from the deck to the upper sections, allowing the area to function as a central hub for social use throughout the warmer months.





## The lawn

Beyond the decking, the garden opens into a well proportioned lawn bordered by mature planting and established trees, creating a strong sense of privacy. A central path leads through the lawn to a gated section at the rear, where the garden continues into a more productive area with raised beds suitable for growing. This layout provides a clear division between formal lawned space and practical garden use, while the summer house is positioned to one side to enjoy views across the greenery and offers a quiet retreat.





## The summerhouse

The summer house provides a charming and versatile retreat that extends the usable space of the home into the outdoors. Fully enclosed with windows on multiple sides and double doors opening onto a small decked area, it offers a comfortable setting for relaxation, hobbies or entertaining away from the main house.







## The driveway and parking

The property is approached via a private gravel drive that opens out to a broad parking area set well back from the road. The approach immediately establishes a sense of space and separation, with countryside views unfolding ahead and mature planting framing the entrance. The driveway provides ample off road parking for multiple vehicles and incorporates a practical turning area, allowing for easy access and exit, with direct connection to the double garage and a clear route to the front door while enjoying open outlooks across the surrounding landscape.



## Location

185 Bridgnorth Road occupies a well regarded position on the edge of Stourton, a highly desirable South Staffordshire village known for its semi rural setting and strong community feel. The area is particularly popular with families, combining countryside surroundings with excellent access to everyday amenities.

Stourton itself offers a range of local shops, cafés and public houses, while nearby Kinver village provides further independent retailers, restaurants and services. More comprehensive shopping and leisure facilities can be found in Stourbridge, Dudley and Wolverhampton, all within easy reach.

The property is well placed for schooling, with a selection of highly regarded primary and secondary schools in the local area, including both state and independent options. Kinver High School and local village primaries are especially well thought of.

For commuters, transport links are excellent. Stourbridge Junction railway station provides direct services to Birmingham and beyond, while the nearby road network offers convenient access to the A449, A456 and M5, connecting to the wider Midlands region. Despite this accessibility, the property enjoys a pleasant outlook with countryside views close at hand, offering the best of both village living and rural surroundings.

## Services

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

## Council Tax

The Council Tax for this property is Band E

## Agent Note

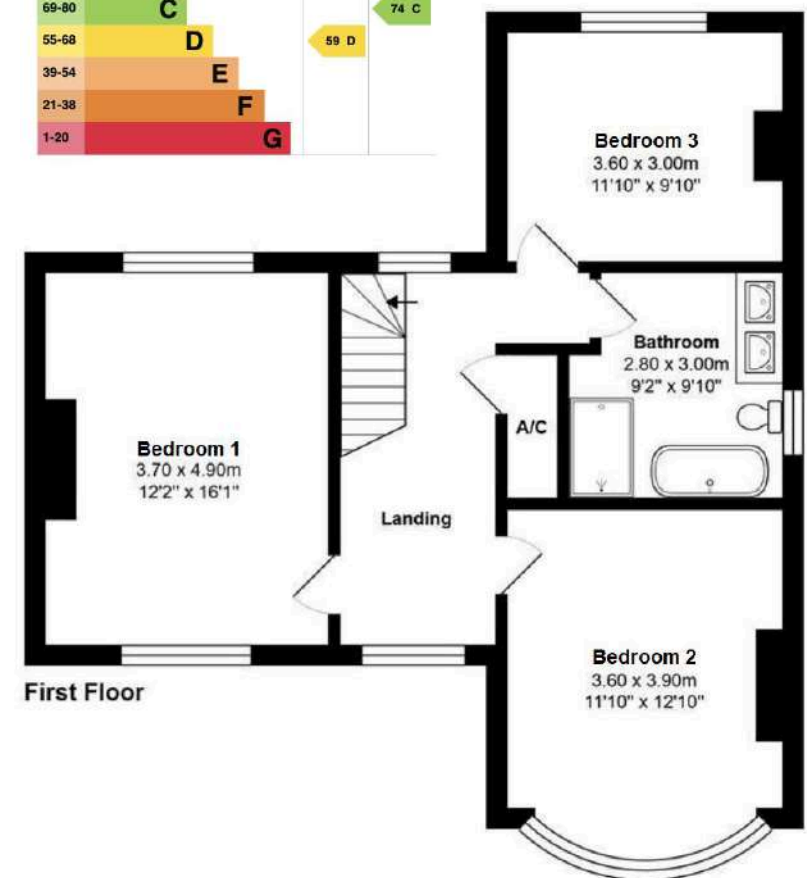
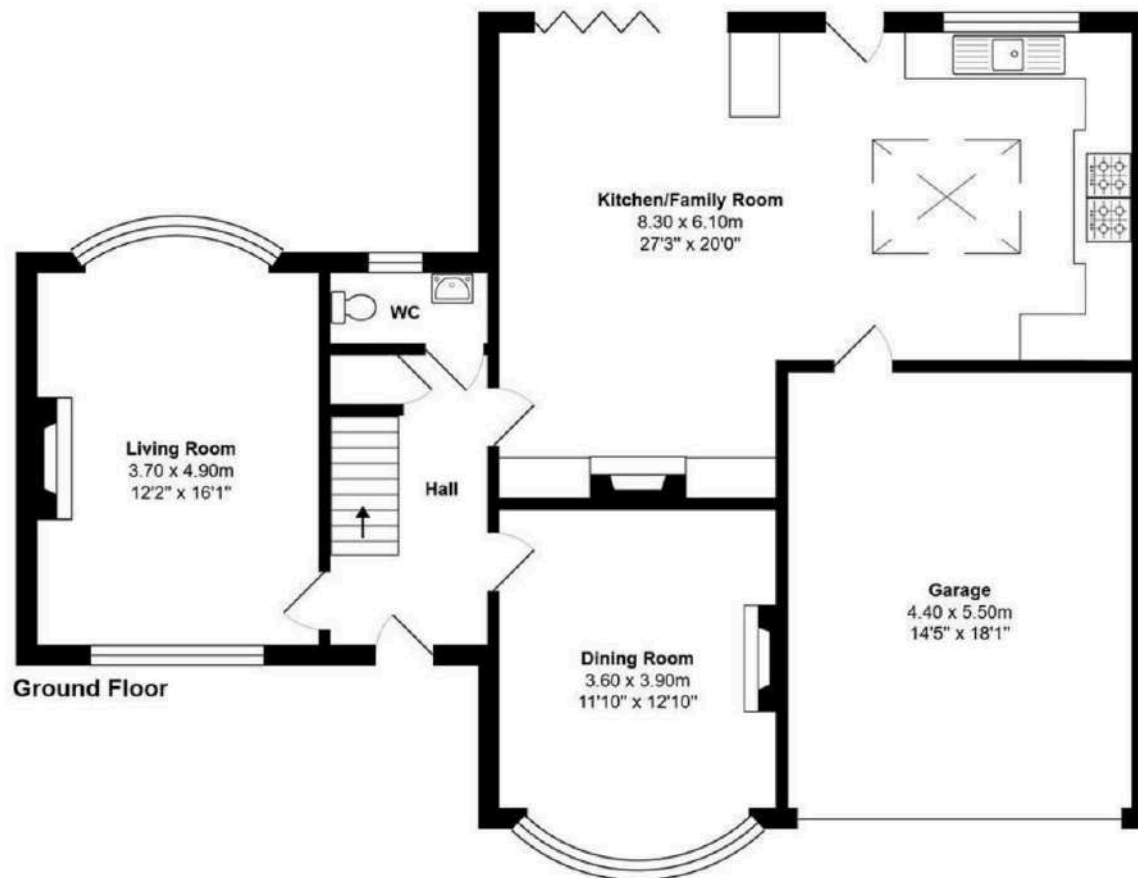
We understand that planning permission was granted in November 2018 for a two-storey side extension under reference 18/00804/FUL. Full details can be viewed via the South Staffordshire planning portal. This consent has now lapsed, and interested parties should make their own enquiries with the local authority regarding the potential to reapply or pursue alternative schemes.





# Edgeway, 185, Bridgnorth Road, Stourton, DY7 6RY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**Total Approx Area: 158.0 m<sup>2</sup> ... 1701 ft<sup>2</sup> (excluding garage)**  
**All measurements of doors, windows, rooms are approximate and for display purposes only.**  
**No responsibility is taken for any error, omission or mis-statement.**  
**This plan is for illustrative purposes only and should be used as such by any prospective purchaser.**  
**The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.**





Andrew Grant

T. 01905 734734

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

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