



RE/MAX
Prime Estates



6 Stanley Road, Stourbridge, DY8 2DN Offers in the region of £800,000

Presenting this distinguished residence on Stanley Road, Stourbridge, offering versatile accommodation across multiple levels and a commanding position within Norton.

On the ground floor, the property boasts an imposing presence with a large frontage, providing ample space for parking. As you step into the grand entrance hall, you are greeted with a sense of sophistication. The lounge is a spacious and elegant area featuring a unique wine cellar, adding a distinctive touch to the living space. The separate dining room offers an ideal setting for formal gatherings and there's a conveniently located office space for practicality. The fitted kitchen diner offers functionality and the bright and airy conservatory creates a seamless connection to the spacious garden. A practical utility room is intelligently integrated into the living space, also providing access into the garage.

Moving to the first floor, a spacious landing with a skylight provides natural light and a sense of openness. There are three double bedrooms, two of which offer picturesque views of Heath Pool in Mary Stevens Park. The presence of a shower room and a separate bathroom ensures convenience and comfort. Additionally, there's the potential for opening to an annex, providing flexibility for additional living space.

The annex, accessible through its private entrance, features open-plan lounge space with a Juliette balcony offering views of Heath Pool. There's a comfortable double bedroom, a fitted kitchen, a roof terrace for private outdoor enjoyment, and a bathroom.

Approach



With a mixture of cobbled and tarmac driveways, lawn to centre, doors leading to utility room, entrance hall, annex and garage, shrub boarder with gated side access to rear garden and steps to sheltered storm porch entrance

Entrance Lobby

With a door leading from the storm porch, large window to front, doors leading to various rooms, stairs leading to first floor accommodation, central heating radiator

Cloakroom



With a door leading from the entrance lobby and a step down, tiled flooring, hand wash basin with tiled splashback, WC, built in storage cupboard under stairs, stained glass window with secondary glazing to front and a central heating radiator

Dining Room 12'9" x 11'1" (3.90 x 3.40)



With a door leading from the entrance lobby, decorative stained glass bay window to front, central heating radiator, original picture rails throughout, opening through to the drawing room and a central heating radiator

Study 10'11" x 8'0" (3.33 x 2.44)



With an opening from the dining room, decorative panelling throughout, stained glass window to side, window to front and a central heating radiator

Lounge 20'3" x 13'11" (6.18 x 4.26)



With doors leading from the entrance lobby and conservatory, fireplace with tiled hearth and decorative surround, decorative coving, lift up hatch

in the floor leading to wine cellar, double glazed windows to rear and central heating radiators

Wine Cellar

With a lift hatch door from the lounge floor and steps leading down to storage space

Kitchen 13'8" x 10'9" (4.18 x 3.28)



With a door leading from the entrance lobby, fitted with a range of wall and base units with worktop and tiled splashback, one and a half stainless steel sink with drainer and mixer tap, electric hob with extractor hood above, electric oven, integrated dishwasher, window to side, double glazed window to rear and doors leading to the conservatory and utility

Conservatory 11'11" x 11'4" (3.64 x 3.46)



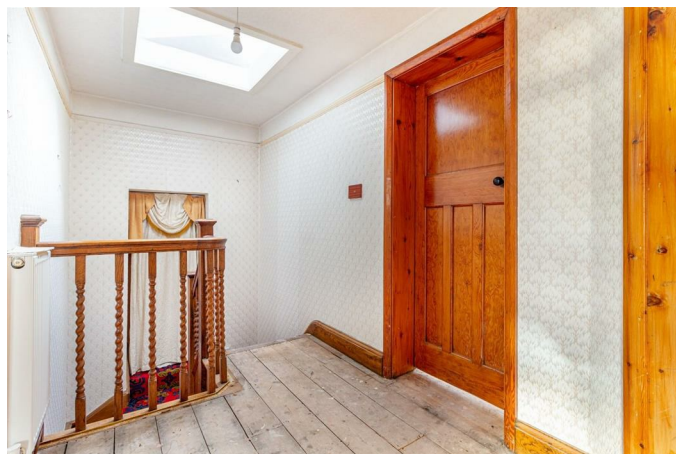
With doors leading from the kitchen and the lounge, double glazed windows to side and rear, French doors leading to garden and a central heating radiator

Utility 8'7" x 7'6" (2.63 x 2.31)



With a door leading from the kitchen, base unit with worktop, stainless steel sink with mixer tap, space for appliances, floor to ceiling storage cupboard, doors leading to the rear garden, front driveway and garage, double glazed window to rear and sky lantern

Landing



With split level stairs leading from the entrance lobby, opening through to annex (optional), doors leading to various rooms, sky light, loft access with drop down steps and a central heating radiator

Bedroom One 13'11" x 12'2" (4.26 x 3.73)



With a door leading from the landing, double glazed

window to rear, original picture rails, built in wardrobes, hand wash basin with tiled splashback and a central heating radiator

Bedroom Two 13'3" x 11'1" (4.04 x 3.40)



With a door leading from the landing, bay window with stained glass to front overlooking Mary Stevens Park, original picture rails, built in storage cupboard and a central heating radiator

Bedroom Three 10'8" x 10'5" (3.27 x 3.18)



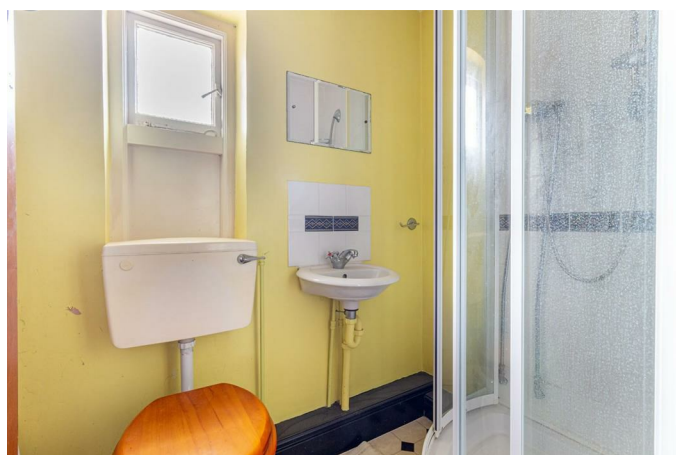
With a door leading from the landing, bay window with stained glass to front overlooking Mary Stevens Park and a central heating radiator

Bathroom 7'8" x 6'7" (2.35 x 2.02)



With a door leading from the landing, partly tiled surround, WC, bath unit with shower over, hand wash basin with tiled splashback, storage cupboard, double glazed window to side and a central heating radiator

Shower Room 5'6" x 4'2" (1.70 x 1.28)



With a door leading from the landing, hand wash basin with tiled splashback, WC, shower cubicle, central heating radiator and window to rear

Garden



With doors leading from the conservatory, utility and garage one, block paved patio area surround, steps leading to lawn beyond and a gate to the side providing access to front

Garage One (Workshop) 26'9" x 24'6" (8.16 x 7.49)



With a sliding door from the utility and double doors to the front driveway, double glazed window to side, double glazed door to rear garden, bay window and additional rear facing window, inspection pit with lighting and built in jack and a door leading to second garage

Garage Two 21'3" x 12'8" (6.5 x 3.88)



With a door leading from garage one and double stable doors to front, electrical outlets and overhead storage cupboards

ANNEX

Entrance

With a door leading from the front driveway, stairway leading to first floor accommodation

Lounge Diner 16'8" x 12'7" (5.09 x 3.85)



With stairs leading from the entrance, fireplace with decorative surround, double opening doors to Juliette balcony overlooking Mary Stevens Park, doorway access to various rooms, skylight window and a central heating radiator

Kitchen 8'0" x 7'5" (2.45 x 2.27)



With a door leading from the lounge diner, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap, built in oven and hob with extractor above, double glazed window to rear and a UPVC double glazed door leading to the roof terrace

Bedroom 12'5" x 10'3" (3.79 x 3.14)



With a doorway leading from the lounge diner, built in storage cupboards, a doorway to the main house (currently closed off), two windows to the front and rear and a central heating radiator

Bathroom 8'0" x 5'1" (2.45 x 1.57)



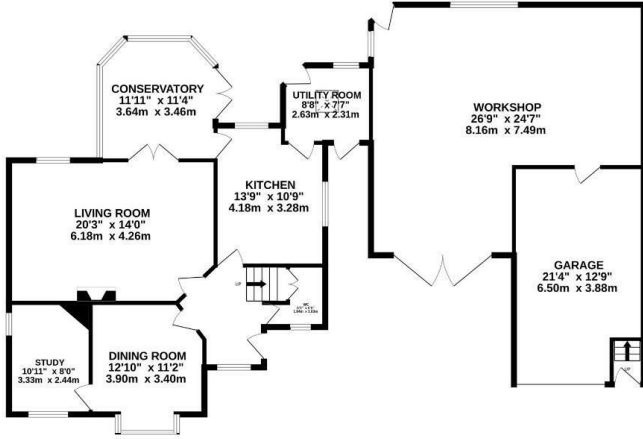
With a door leading from the lounge diner, fitted with a WC. hand wash basin and bath with shower over, a central heating radiator and double glazed window to rear

Roof Terrace

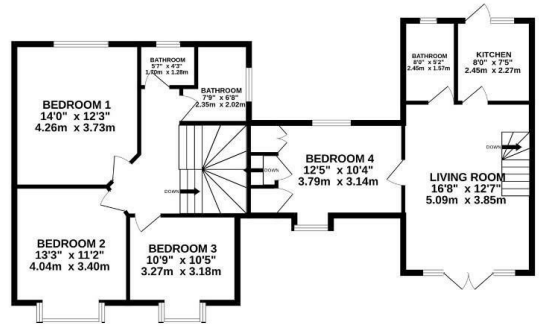
With a door leading from the kitchen, fenced surround with decking

Floor Plan

GROUND FLOOR
1736 sq.ft. (161.3 sq.m.) approx.



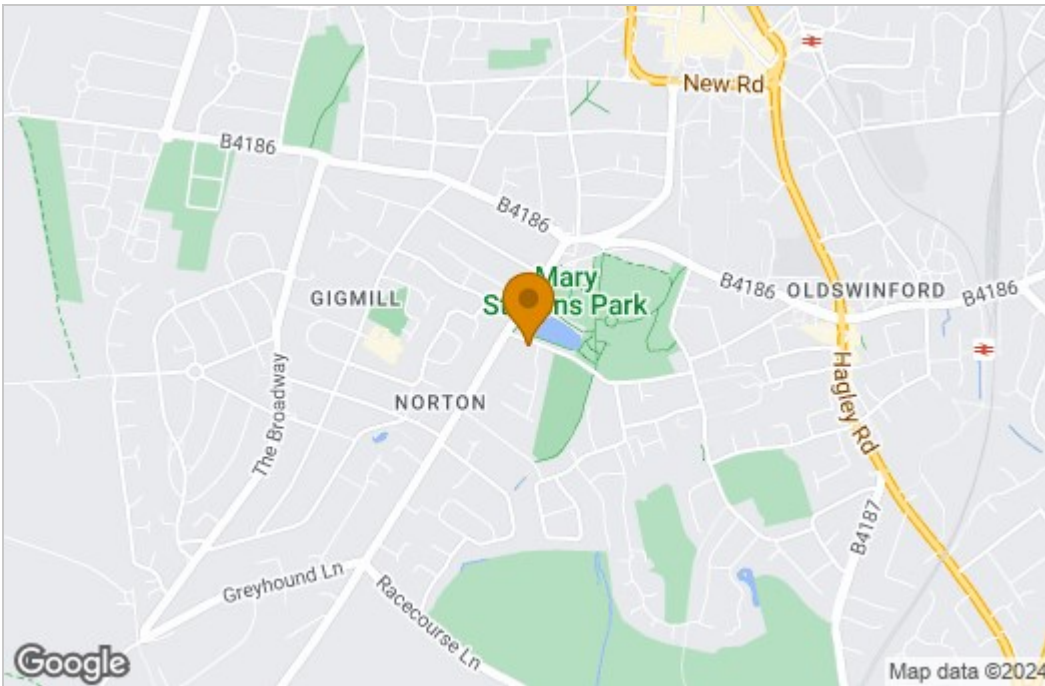
1ST FLOOR
1047 sq.ft. (97.2 sq.m.) approx.



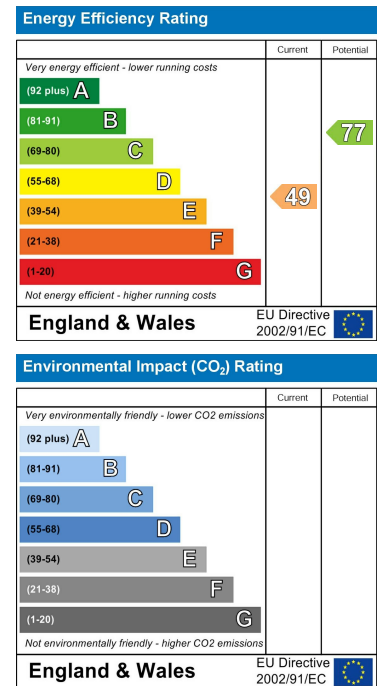
TOTAL FLOOR AREA : 2782 sq.ft. (258.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
Made with Metropix 5/2023

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Stourbridge, West Midlands, DY8 1DX

Tel: +44 (0) 1384 438457 Email: prime.estates@remax.uk <https://remax.uk/locations/RE-MAX-Prime-Estates>