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140 Worcester Street, Stourbridge, DY8 1BA
Asking Price £650,000

140 Worcester Street

Grove Properties are pleased to present this beautiful four bedroom detached character property on Worcester Street. Located opposite Mary Stevens Park and just a short walk into Stourbridge town centre, this home is ideal for families looking to be close to the local amenities, schooling and public transport links.

Comprising three excellent sized reception rooms, kitchen, utility and w.c., the downstairs space on offer is wonderful for families of all sizes. Upstairs you will find the four bedrooms, the main with ensuite and the further family bathroom and w.c. The summerhouse is currently being used as a workshop but has potential for an office, gym or annexe.

The garden has been well maintained with lawns and various patio and seating areas, making for the perfect space to enjoy the warmer months with friends and family.

The property offers ample off road parking both on the driveway to the front of the property and to the side with access to further driveway and double garage.







Approach

Approached via in and out driveway with bricked wall boundaries, mature planter bed and step up to covered porch area.

Entry Hall

Accessed via door to front with beautiful stained glass windows, herringbone wood flooring throughout and central heating radiator. With traditional high ceilings, decorative panelling throughout and traditional oak staircase to the first floor landing. Doors radiate to:

Living Room 13'5" max 12'5" min x 15'1" max 4'3" min (4.1 max 3.8 min x 4.6 max 1.3 min)

With large window to front, central heating radiator and beautiful feature fireplace with fire and black granite surround. There is a further door leading through into the conservatory.

Conservatory 12'5" x 11'5" (3.8 x 3.5)

With double glazing windows surrounding, French doors out to the garden, central heating radiator and quarry tiling to floor.

Dining Room 12'9" max 7'6" min x 16'0" max (into bay) 10'9" min (3.9 max 2.3 min x 4.9 max (into bay) 3.3 min)

With beautiful bay window to front, central heating radiator and feature fireplace with rare pink granite surround. There is a serving hatch through into the kitchen and ample space for dining furniture.

Kitchen 13'1" max 11'9" min x 10'9" max 2'3" min (4.0 max 3.6 min x 3.3 max 0.7 min)

With double glazing dual aspect sash windows to side and rear, serving hatch through into dining room and tiling to splashback. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl sink with drainage and space for a large AGA cooker with brick surround and extractor fan. There is an integrator dishwasher, space for fridge and further space for a breakfast table and chairs.

Utility 10'9" max 9'6" min x 8'10" max 2'3" min (3.3 max 2.9 min x 2.7 max 0.7 min)

With window to side, tiling to floor and fitted base units with worksurface over. Fitted sink, space and plumbing for white goods and large storage cupboard with boiler. Further door leading through into the w.c.

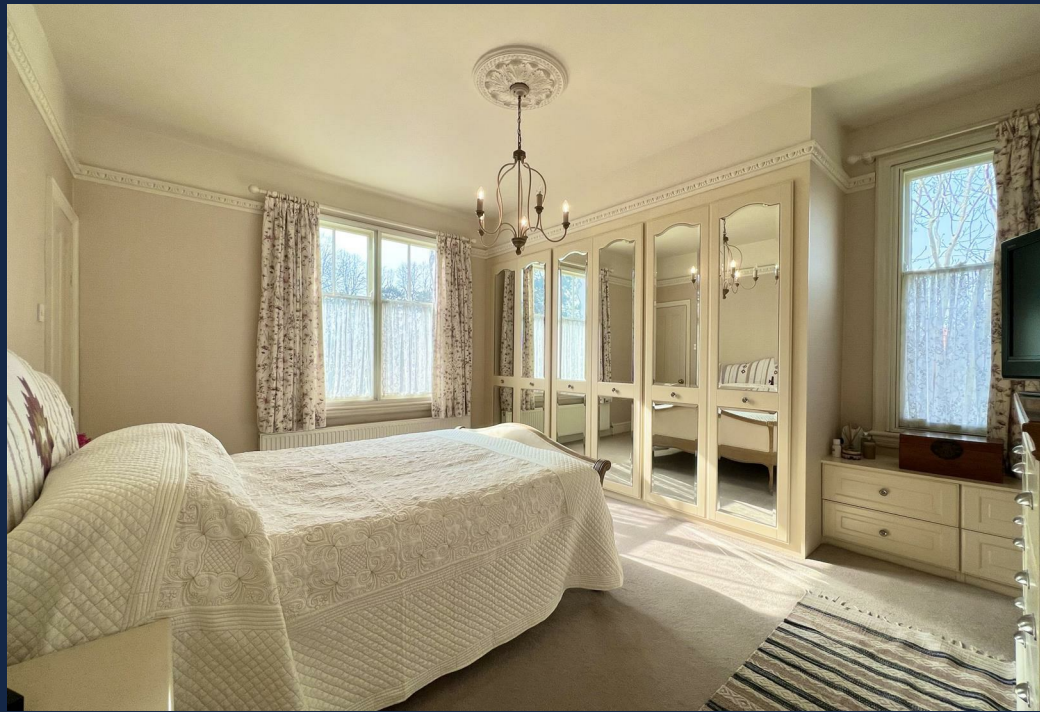
W.C.

With central heating radiator, tiling to floor, w.c. and pedestal sink.

First Floor Landing

A split level gallery style landing with large stained glass sash window to side, decorative panelling to walls and doors leading to:







Bedroom One 13'5" max 10'9" min x 15'1" max 4'3" min (4.1 max 3.3 min x 4.6 max 1.3 min)
With dual aspect sash windows to front and side, central heating radiator and ample fitted mirrored wardrobes for storage. Door leading through into ensuite.

Ensuite

With window to front, heated towel radiator and tiling to walls. W.c., pedestal sink and fitted shower cubicle.

Bedroom Two 12'9" x 14'1" (3.9 x 4.3)

With dual aspect sash windows to front and side, central heating radiator and access to loft via hatch.

Bedroom Three 10'9" max 9'10" min x 8'10" max 1'11" min (3.3 max 3.0 min x 2.7 max 0.6 min)

With window to rear and central heating radiator.

Bedroom Four 8'2" max x 10'9" max (2.5 max x 3.3 max)

With sash window to rear, central heating radiator and wood effect flooring. This space is currently being used as an office.

Bathroom

With obscured sash window to rear, heated towel radiator and stylish tiling to floor and walls. Fitted vanity with hand wash basin, freestanding bath with hand held shower and corner shower cubicle with hand held and drench head over.

W.C.

With window to rear, tiling to walls, wood flooring and w.c.

Cellar 18'4" max 11'9" min x 10'5" max 2'7" min (5.6 max 3.6 min x 3.2 max 0.8 min)

With central heating radiator, lighting overhead and electric points.

Summerhouse 7'10" x 18'8" (2.4 x 5.7)

Accessed via the garden with two Velux skylights, further window to side, two central heating radiators and plumbing.

Garden

A wonderful space with various patio areas, lawn and mature planter beds. To the rear is a vegetable garden with shed for storage, further patio with bbq area and access to the garage via door. Established borders with bricked walls, fence panels and gate to front makes for a safe and secure space for children to play and to enjoy the warmer summer months with friends and family.

Garage 16'0" x 17'8" (4.9 x 5.4)

A double garage to the side of the plot and accessed via private gated driveway off Heath Street with electric garage door, lighting overhead and electric points.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is F.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective



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purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the

basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.





TOTAL FLOOR AREA : 2465 sq.ft. (229.0 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.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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