



6 The Junction

Stourbridge, DY8 4YD

Andrew Grant

6 The Junction

Stourbridge, DY8 4YD

4 Bedrooms 1 Bathroom 2 Reception Rooms

Charming canal-side cottage offering updated interiors, versatile living spaces and a private garden with direct canal access and garage.

- Characterful cottage arranged over three storeys alongside the canal.
- Spacious living room with fireplace and bay window plus flexible ground-floor bedroom.
- Well-appointed kitchen with island adjoining the dining room and with garden access.
- Enclosed garden with patio and lawn leading directly onto the canal walkway.
- Private driveway and single garage situated to the rear within a popular Stourbridge setting.

This canal-side home has been thoughtfully modernised to provide flexible accommodation over three floors. The lower ground floor hosts a sociable kitchen with central island and adjoining dining room. On the ground floor, a welcoming hallway leads to the bay-fronted living room, a generous double bedroom and a convenient cloakroom. Three further bedrooms and the family bathroom are located upstairs, with the smallest bedroom suited as a study. A lawned garden with patio enjoys direct access onto the towpath, while a driveway and garage at the rear provide secure parking.

1680 sq ft (156.1 sq m)





The living room

Forming the principal gathering space, the living room is arranged around a graceful fireplace with carved surround and hearth. Recessed display shelves flank the chimney breast, and a deep bay window frames views over the canal path. This generous room connects directly with the entrance hall, providing a comfortable setting for relaxation and entertaining.





The kitchen

Serving as the heart of the home, the kitchen combines cooking and socialising with ease. A wooden-topped island provides a casual dining area, while a range cooker with tiled splashback and shaker-style cabinetry underline the quality of the space. An archway opens into the adjacent dining room and a door leads out to the garden, with practical provision for laundry appliances.





The dining room

Designed for family mealtimes, the dining room enjoys an intimate atmosphere beneath a shaped ceiling. A characterful archway links this space to the kitchen, allowing conversation to flow between chefs and diners. Alcove shelving adds a decorative touch and there is ample space for a table and sideboard.



The hallway and cloakroom

Acting as the welcoming spine of the home, the hallway links the reception rooms with the ground-floor bedroom and stairs to the upper and lower levels. A balustraded staircase rises to the first floor and also descends to the kitchen. Off the hall is a useful cloakroom fitted with a WC, wash hand basin and obscured window.





The primary bedroom

The primary bedroom offers a generous retreat on the first floor, with twin windows overlooking the rear and space for a double bed and dressing furniture. Sloping ceilings add character while leaving plenty of headroom. This room enjoys a peaceful position away from the main living areas.



The second bedroom

The second bedroom is another spacious double room, enjoying a pleasant view over the garden and ample floor space for wardrobes and seating. Its shape accommodates various furniture arrangements, making it ideal for guests or older children.



The third bedroom

Currently arranged as a home office, the third bedroom offers a versatile space for study, hobbies or a nursery. A window overlooks the greenery outside and the compact proportions make it easy to personalise. This flexible room lies close to the family bathroom on the first floor.



The fourth bedroom

Situated on the ground floor, the fourth bedroom provides a generous double room which could also serve as a second sitting room or guest suite. A front-facing window offers outlooks towards the canal path, and an alcove adds character and storage potential. Its proximity to the cloakroom enhances everyday convenience.



The bathroom

The family bathroom features a distinctive corner bath with shower over, complemented by a vanity unit with inset basin and matching WC. Half-height tiling and a frosted window maintain privacy while adding a touch of style. Positioned off the first-floor landing for easy access.



The rear garden

Extending behind the home, the rear garden provides a pleasant outdoor haven for relaxation and al fresco dining. A paved terrace adjoins a lawned area bordered by brick walls and fences, with a gate opening directly onto the canal towpath. The garden also gives access to the garage and enjoys a sunny outlook.





The garage and driveway

Providing practical parking and storage, the single garage sits within a separate block to the rear of the property and is approached via a paved driveway with blue up-and-over door. The driveway accommodates a vehicle and the garage offers secure shelter for bikes, tools or a car, with an adjacent shed for additional storage.

Location

Stourbridge is a vibrant town in the West Midlands renowned for its historic glassmaking heritage and leafy suburban setting. The canal network on the doorstep provides scenic towpath walks and cycling routes, while the town centre offers a wide range of shops, cafés and everyday amenities. A selection of primary and secondary schools serve the area, along with sports clubs and parks. The property is well placed for rail services from Stourbridge Junction and road connections to Birmingham, Dudley and the surrounding countryside.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, EE, Three and Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

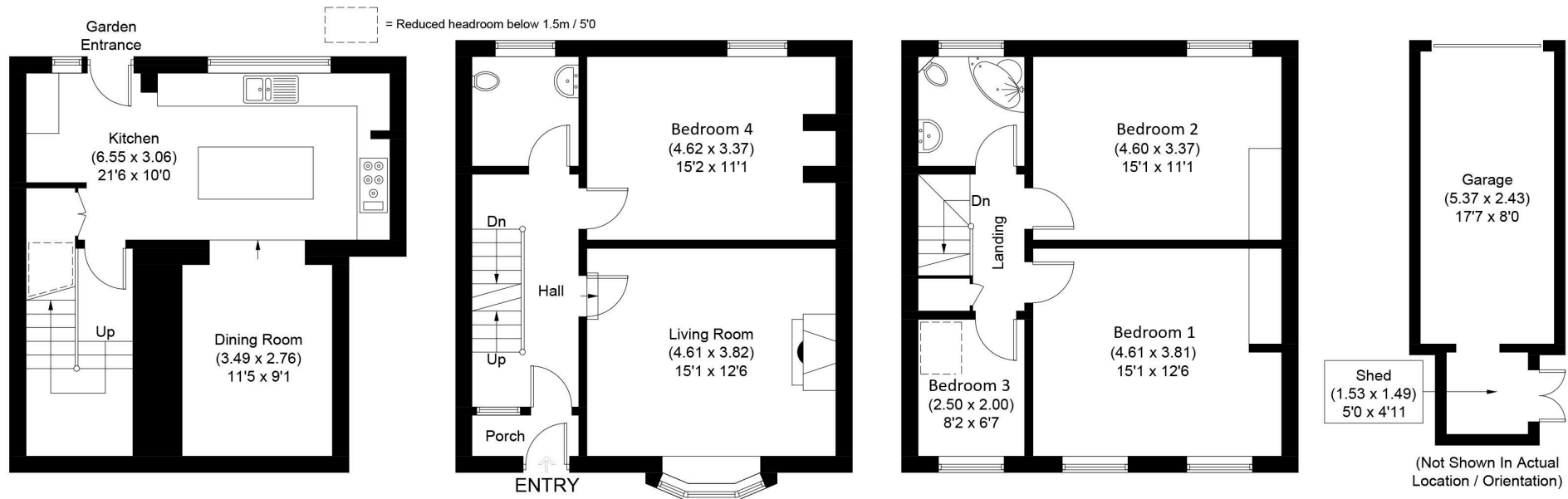
The Council Tax for this property is Band B.



The Junction

Approximate Gross Internal Area
 Lower Ground Floor = 42.5 sq m / 457 sq ft
 Ground Floor = 49.5 sq m / 533 sq ft
 First Floor = 48.5 sq m / 522 sq ft
 Garage & Shed = 15.6 sq m / 168 sq ft
 Total = 156.1 sq m / 1680 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com