



12 Church Road
Stourbridge, DY8 2HQ

Andrew Grant

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2 Bedrooms 1 Bathroom 2 Reception Rooms

Character Grade II Listed cottage with arched windows, two reception rooms, two bedrooms, long garden, rear parking and village amenities, with a station nearby.

- Character property with pointed arched windows, two reception rooms and two bedrooms
- Ornate cast-iron fireplace, built-in storage and wood staircase connecting the living spaces
- Long mature garden with lawn, paths, pergola arch and abundant planting
- Gravelled rear parking area accessible via the back lane
- Close to Oldswinford village, train station, good schools and local amenities

This charming period cottage combines characterful features with practical accommodation. The front opens into a cosy living room with cast-iron fireplace and gothic-style window. A central dining room with under-stair storage leads to a galley kitchen fitted with wooden cabinets and colourful splashbacks. A ground-floor bathroom sits beyond. Upstairs there are two bedrooms, including a front room with arched window and a rear room with built-in wardrobes. Outside, a long mature garden features lawns, paths and a pergola arch, while a gravelled area to the rear provides parking accessed from a back lane.

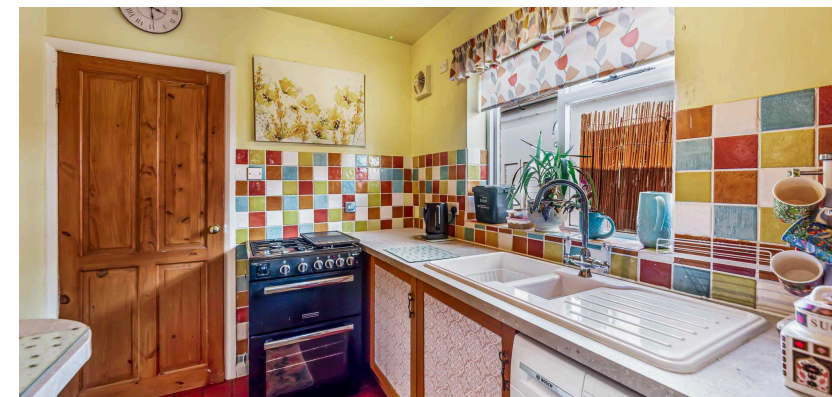
699 sq ft (64.9 sq m)





The kitchen

At the rear of the ground floor, the galley-style kitchen is a practical workspace for everyday cooking. Wooden base and wall cabinets topped by laminate work surfaces sit beneath a multicoloured tiled splashback framing a twin-bowl sink with drainer. A gas cooker with oven and space for appliances make the most of the well-proportioned layout. A large window overlooks the side, and a doorway connects directly to the dining room.





The living room

Entered directly from the front, the living room provides a welcoming sitting area. A pointed arched window with decorative glazing overlook the frontage, while an ornate cast-iron fireplace with tiled inset forms a striking focal point. Built-in alcove cupboards offer useful storage and the wooden floor adds warmth. An opening leads through to the dining room.



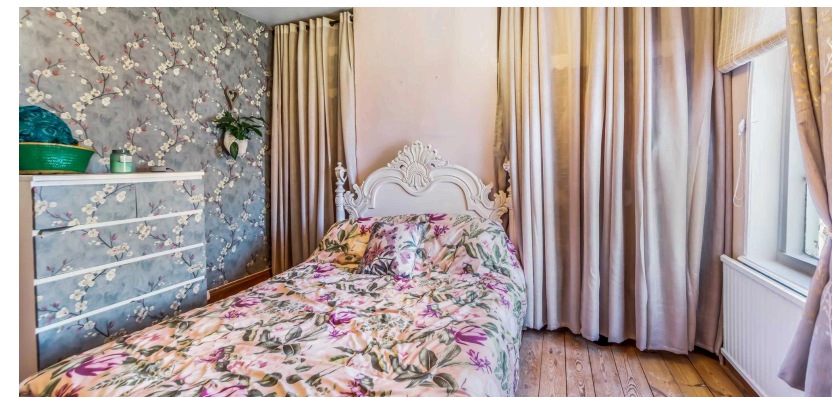
The dining room

Centrally positioned between the sitting room and kitchen, the dining room serves as a versatile gathering space for meals and work. A wood-panelled staircase with under-stair storage cupboards rises from the room, and a rear window draws light into the space. There is room for a dining table and chairs and a radiator provides warmth. An open doorway links conveniently to the kitchen.



The primary bedroom

Occupying the front of the first floor, the primary bedroom offers a peaceful retreat. A pointed arched window with tracery provides an attractive focal point and allows views over the street, while exposed wooden floorboards lend character. A radiator sits beneath the window and there is ample space for a double bed and freestanding furniture.





The second bedroom

Situated to the rear of the first floor, the second bedroom makes an ideal guest room or home office. A wide casement window overlooks the garden and built-in mirrored wardrobes provide generous storage without compromising floor space. A radiator ensures comfort and there is room for a double bed or desk.



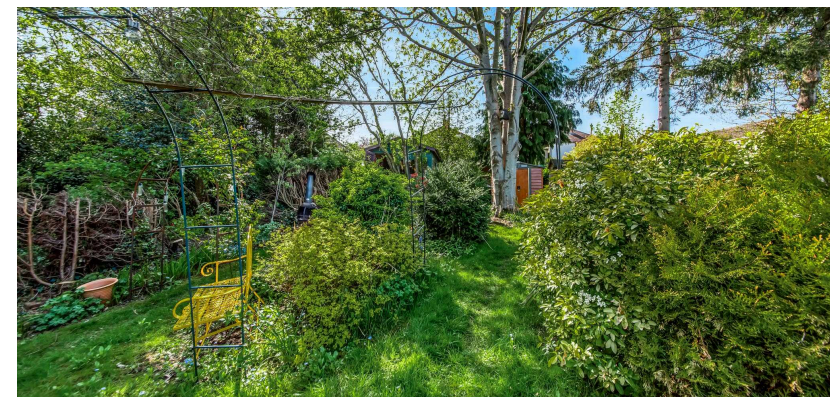
The bathroom

Serving the ground floor, the bathroom is fitted with a white suite for modern convenience. A panelled bath with curved glass screen is complemented by mosaic tiling and a pedestal wash basin, while a low-level WC completes the arrangement. A frosted window admits natural light without compromising privacy, and wall shelving offers space for toiletries.



The garden

Beyond the gravel parking, a mature garden stretches out to the rear, offering a tranquil outdoor retreat. A gravel and stone path meanders past lawned areas and herbaceous borders filled with colourful shrubs and perennials, passing under a metal pergola arch between established trees. Hedges and fencing enclose the space, providing a sense of seclusion and plenty of scope for seating, play and planting.





The driveway and parking

Accessed via a rear lane, a gravelled area inbetween the garden and home provides off-street parking. Enclosed by mature hedges and trees, this shared space offers room for several vehicles away from the street. A path leads from the parking area through the garden to the back of the home, ensuring convenient access for residents.



Location

Church Road lies within the Oldswinford area of Stourbridge, a sought-after neighbourhood known for its period properties and village feel. The address is within easy reach of Oldswinford village shops, cafes and everyday amenities, while Stourbridge town centre offers a wider range of services. Families benefit from nearby schools and there is a train station close by for commuting to Birmingham and Worcester. The area also provides recreational opportunities with parks, green spaces and canal walks on the doorstep, combining convenience with community charm.

Services

Services are TBC.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2000 Mbps and upload speeds up to 2000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, O2 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 flooding and low chance of surface water flooding, rising to a medium chance between 2040 and 2060.

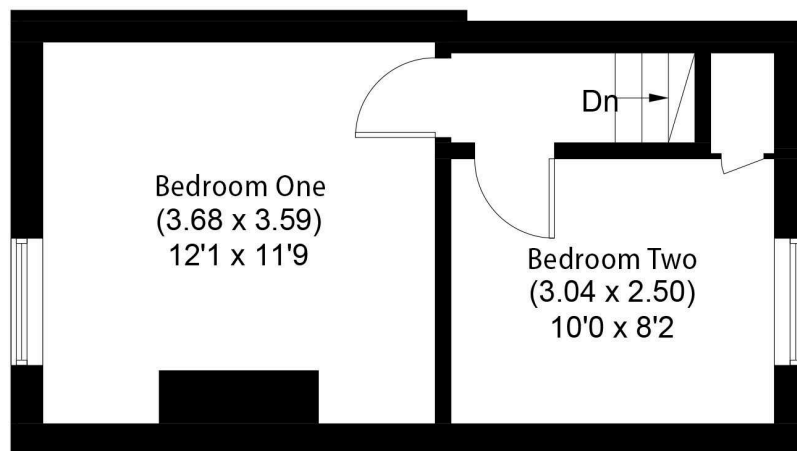
Council Tax

The Council Tax for this property is Band C.

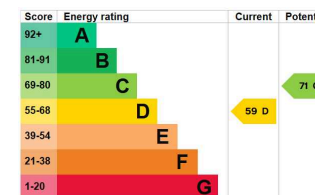



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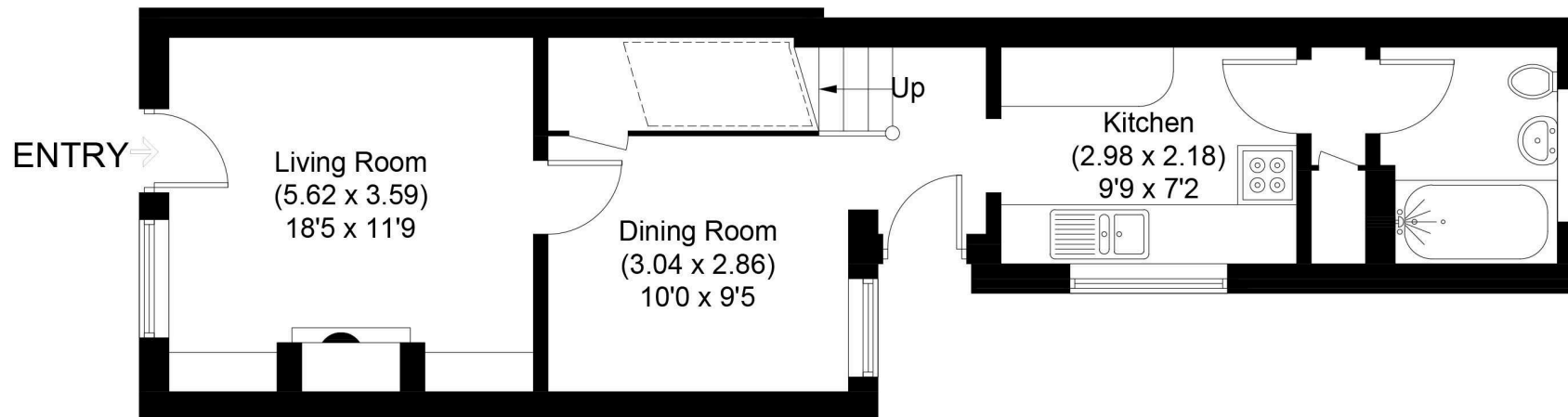
Approximate Gross Internal Area
 Ground Floor = 40.4 sq m / 435 sq ft
 First Floor = 24.5 sq m / 264 sq ft
 Total = 64.9 sq m / 699 sq ft



First Floor



 = Reduced headroom below 1.5m / 5'0



Ground Floor

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



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