



23 Blithfield Drive

STOURBRIDGE, WEST MIDLANDS, DY5 2NX

Ed Firth

The **North Worcestershire** Property Expert



A Flexible 4 to 5 Bedroom Family Home

Offers Over £360,000

Deceptively spacious four-bedroom end of cul-de-sac family home offering flexible accommodation, home office or additional bedroom, large garden and off-road parking. Situated close to Mary Stevens Park, Sainsburys, excellent schools and superb transport connections.



*To see video, legal pack and
more information scan QR code*



This well-presented semi-detached property offers fantastic flexibility and space, making it ideal for families, professionals and those needing room to work from home. The accommodation is arranged over 2 floors and is thoughtfully configured to provide practical living.

Property at a glance

4 to 5-bedroom semi-detached home

Flexible and versatile accommodation

Dedicated home office

Spacious living room

Open-plan kitchen diner

Ground floor bedroom / Home office

Private rear garden with decking

Off-road parking

Excellent local schools and transport links

EPC Rating: C





The ground floor offers a welcoming entrance hall leading to a generous living room, a bright and sociable kitchen diner, a useful home office or a highly versatile additional room that can be used as a fifth bedroom, playroom or further reception space.

Upstairs are four well-proportioned bedrooms and a family bathroom, all arranged around a central landing. Outside, the property enjoys a private rear garden with decked seating areas, a garden shed and a good degree of privacy, together with off-road parking to the front.



“It’s rare to find a property that combines this amount of space with such a convenient location. The excellent transport links and great schools nearby are a real bonus.”

Ground Floor

Living Room – 3.12m x 5.05m (10'2" x 16'6")

A spacious and comfortable reception room, offering excellent proportions and plenty of natural light.

Kitchen Diner – 6.37m x 4.20m (20'10" x 13'9")

A superb open-plan family space forming the heart of the home, with room for dining and direct access to the rear garden and decking.

Office / Bedroom – 2.07m x 4.13m (6'9" x 13'6")

Ideal as a home office or study, perfect for remote working. or additional Bedroom

Downstairs WC – 2.06m x 1.93m (6'9" x 6'3")

First Floor

Landing – 3.54m x 1.96m (11'7" x 6'5")

Providing access to all first-floor rooms.

Master Bedroom – 4.02m x 2.98m (13'2" x 9'9")

A generously proportioned principal bedroom with ample space for wardrobes and furniture.

Bedroom Two – 2.00m x 2.88m (6'6" x 9'5")

Bedroom Three – 2.08m x 4.21m (6'9" x 13'9")

Bedroom Four – 2.08m x 3.08m (6'9" x 10'1")

Family Bathroom – 1.87m x 2.00m (6'1" x 6'6")

Fitted with a modern suite serving all first-floor bedrooms.

Outside

Outside, the property enjoys a private rear garden with decked seating areas, a garden shed and a good degree of privacy, together with off-road parking to the front.



The Seller's View

"We've really enjoyed living here and the house has worked brilliantly for our family. The space is so versatile and there are plenty of options for different needs, whether that's a home office, extra bedroom or playroom.

The garden has been a great place to relax and entertain, and the local area is incredibly convenient for everything.

Our favourite room is definitely the Kitchen Diner, it's such a lovely, bright space and the perfect place to catch up with the family whilst we cook and eat.

Being able to walk to the Lake and having good schools nearby has been a real bonus. It's been a lovely home and we'll be sad to leave."



"Our favourite room – The Kitchen Diner"

Location

Blithfield Drive enjoys a highly convenient and family-friendly setting on the edge of Stourbridge, offering an excellent balance of everyday amenities and outdoor lifestyle. The property is just a short walk from the peaceful surroundings of Withymoor Lake, ideal for relaxing walks and recreation, while the popular open spaces of Mary Stevens Park are also close by. For shopping, dining and leisure, the extensive facilities of the Merry Hill Centre are only minutes away. Families are well served by a range of highly regarded local schools, and commuters benefit from excellent transport links, with both bus services and Stourbridge Junction railway station within easy reach. With local shops, supermarkets and healthcare facilities all nearby, this is a location that offers both practicality and quality of life.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

Dudley Borough Council
Council Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent
Ed Firth 07887 430820
ed.firth@thepropertyexperts.co.uk

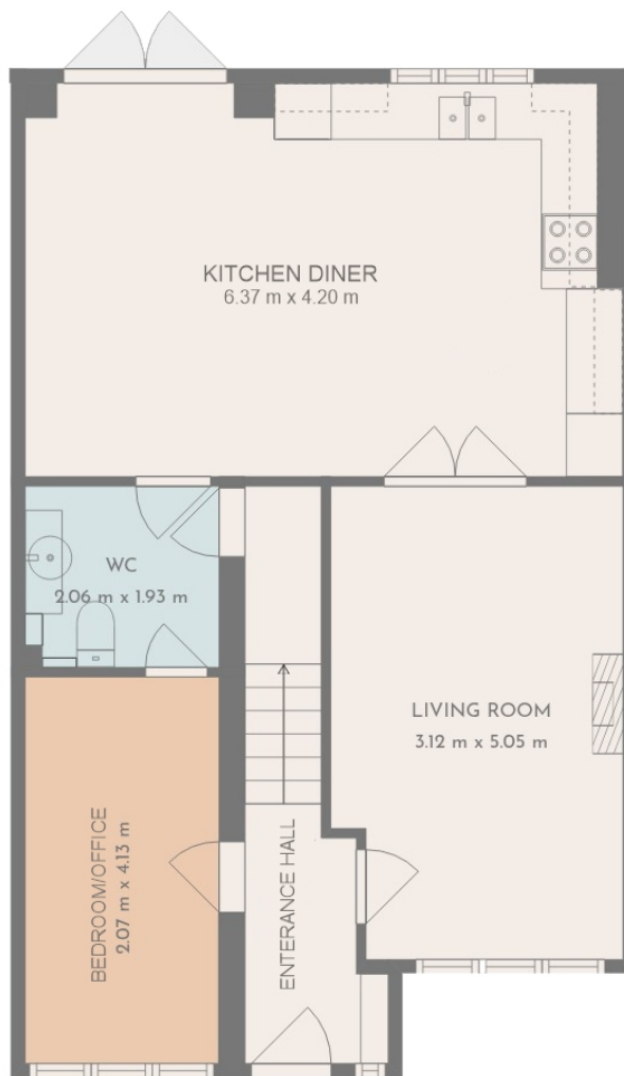
Amenties/Distances

- Town Centre 1.3 miles
- Primary Schools 0.3 miles
- OSH School 2.1 miles
- Stourbridge Junction Train Station 2.1 miles
- Motorway links 8 miles
- Birmingham Airport 32 miles
- Nearest Towns (xx) miles
- Bus Station 1.6 miles
- Hospital 4 miles
- Doctors 0.7 miles



AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

ore	Energy rating	Current	Potent
+	A		
-91	B		84 t
-80	C	72 C	
-68	D		
-54	E		
-38	F		
0	G		



Total Floor Area: 123.0 sq. m. (1,324 sq. ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

About the **Area**

Stourbridge & Surrounding Area

The property is situated in a highly convenient Stourbridge location, offering a fantastic balance of everyday amenities and lifestyle benefits.

Within a short walk is the picturesque Withymoor Lake, perfect for outdoor recreation, dog walking and peaceful strolls. The popular Mary Stevens Park is also close by, providing green open space, sports facilities and community events.

For shopping and leisure, the well-known Merry Hill Centre is just a short drive away, together with Sainsbury's and a wide range of local services.



Surrounding Area

The area benefits from excellent road and rail connections, giving easy access to Worcester and Birmingham and the wider Midlands.

For those who enjoy the outdoors, beautiful countryside and canal and river walks are close at hand, making this a location that perfectly balances convenience with lifestyle.



Plot Size: 0.08 ac



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Ed Firth

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"I've engaged Ed's services for over 20 years, and during that time, he has always delivered with professionalism, reliability, and a personal touch. Whatever the circumstances, Ed makes the process straightforward by taking the time to understand exactly what's needed and keeping me updated every step of the way.

What I value most is that Ed is approachable and genuinely cares about the outcome. He is always available, whether it's evenings, weekends, or at short notice, and nothing is ever too much trouble. His knowledge, attention to detail, and proactive approach give me complete confidence every time I work with him.

After two decades of consistent service, I can honestly say Ed goes above and beyond. I wouldn't hesitate to recommend him to anyone looking for someone they can truly rely on."

Mark Smith



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