



272 Kingsway

Stourbridge, DY8 4RP

Andrew Grant

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3 Bedrooms 1 Bathroom 3 Reception Rooms

A generously extended family home with impressive living accommodation and an exceptional garden created for memorable outdoor entertaining.

- Extended accommodation combines three bedrooms with three reception rooms, a dedicated office, practical utility facilities, a single garage and a substantial loft offering potential for conversion.
- The kitchen and dining room forms an impressive everyday centre, featuring a comprehensive 2021 specification and flowing directly into the adjoining family room.
- A vaulted ceiling and bi-fold doors define the family room, creating a spacious setting for relaxation with an immediate connection to the rear patio.
- Extending approximately 100 feet, the garden brings together a broad lawn, extensive terraces, a grapevine covered bar, Mediterranean style barbecue and substantial summerhouse.
- A generous driveway provides parking for multiple vehicles and leads directly to the single garage, supporting practical day to day access and storage.
- Positioned directly opposite is St James's C Of E Primary School, the home offers particular convenience for families alongside access to the wider amenities and transport connections of Stourbridge.

1744 sq ft (162 sq m)





The kitchen and dining room

Forming the central hub of the home, this open plan room provides generous areas for cooking and dining. Completed in 2021, shaker style wood cabinets with pewter handles are complemented by bespoke quartz worktops and a double Belfast sink. A central peninsula incorporates the Neff five burner gas hob and Caple wine fridge, while an exposed brick fireplace with multi-fuel burner adds architectural character to the dining area.



The kitchen also includes a Neff double oven and microwave and Neff larder fridge. Extensive cabinetry continues around the central peninsula, providing valuable preparation space. The room connects with the family room, living room and office, while an external door provides access to the side of the home.







The family room

Designed as a generous setting for shared family time, this substantial reception room extends the ground floor accommodation towards the garden. A vaulted ceiling with roof windows creates a distinctive sense of height, while wide bi-fold doors open onto the patio. Its connection with the kitchen and dining room, office, utility and cloakroom creates a practical arrangement for daily life and entertaining.







The living room

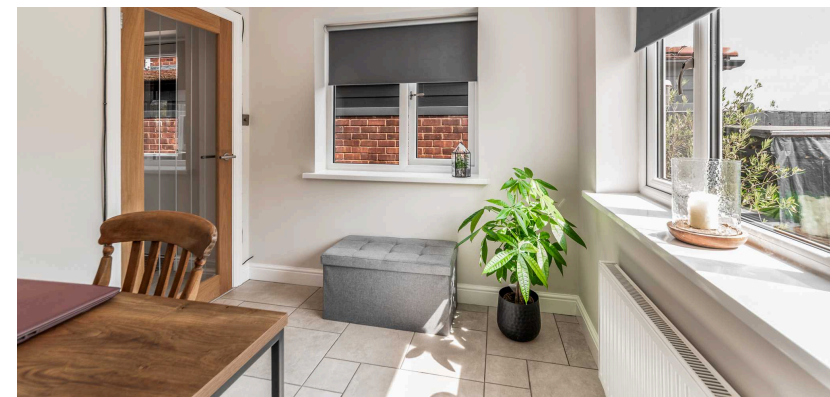
Providing a comfortable separate reception space, the living room offers ample proportions for everyday relaxation. A fireplace creates a clear focal point, with a broad window across the front elevation. Positioned beside the entrance hall, the room provides a quieter alternative to the open plan accommodation.





The office

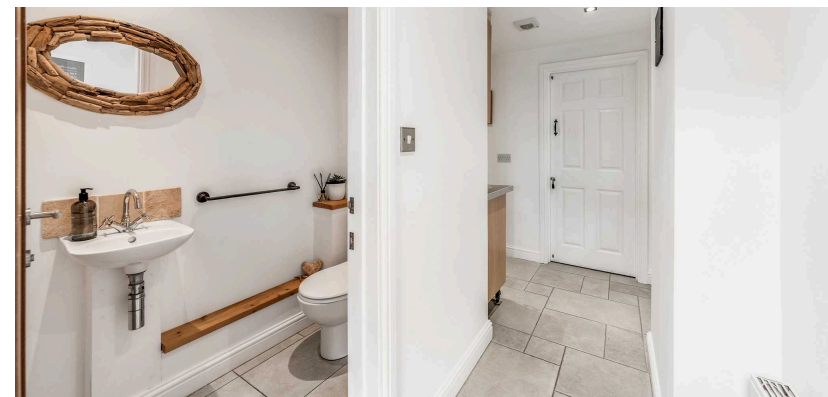
Supporting work or study from home, the office provides a dedicated room away from the principal reception areas. A wide window looks towards the garden, while the practical proportions accommodate a desk and supporting furniture. Its connection with the kitchen and family room keeps the space readily accessible without compromising its separate function.





The cloakroom and utility

Adding valuable practicality to the ground floor, the utility provides a separate area for household and laundry requirements. The adjoining cloakroom is fitted with a wash basin and WC. Positioned between the main accommodation and garage, these facilities are conveniently arranged for everyday use while keeping domestic tasks away from the principal living spaces.





The hallway

Introducing the accommodation, the hallway establishes a clear route through the home, with direct access to the living room. The staircase rises to the first floor, while a cupboard beneath provides useful storage.



The primary bedroom

Offering generous proportions for a restful retreat, the primary bedroom provides ample space for a double bed and additional bedroom furniture. A wide window spans much of the front wall, while the balanced shape supports a flexible arrangement.







The second bedroom

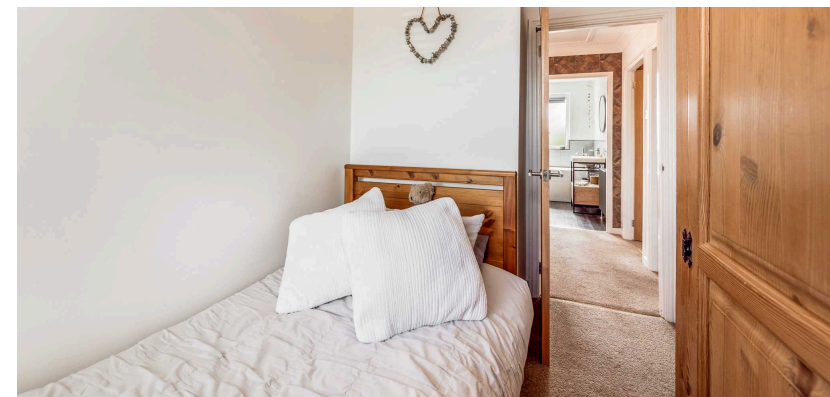
Well suited as a further double bedroom, this comfortably proportioned room accommodates a double bed and bedroom furnishings with ease. A broad rear window overlooks the garden and forms the principal architectural feature.





The third bedroom

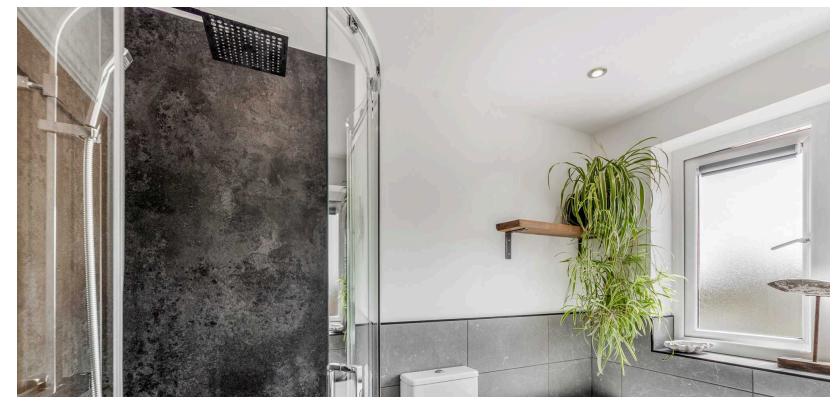
Completing the first floor accommodation, the third bedroom offers a practical single room for a child or guest. A window across the front wall provides an outlook from the room, while the proportions allow the space to be used for a variety of requirements.





The bathroom

Arranged to serve all three bedrooms, the family bathroom combines a bath with a separate shower enclosure, wash basin and WC. Contrasting wall tiling defines the principal fittings, while the separate bathing facilities support busy family routines. A window above the bath provides ventilation and completes this practical first floor arrangement.





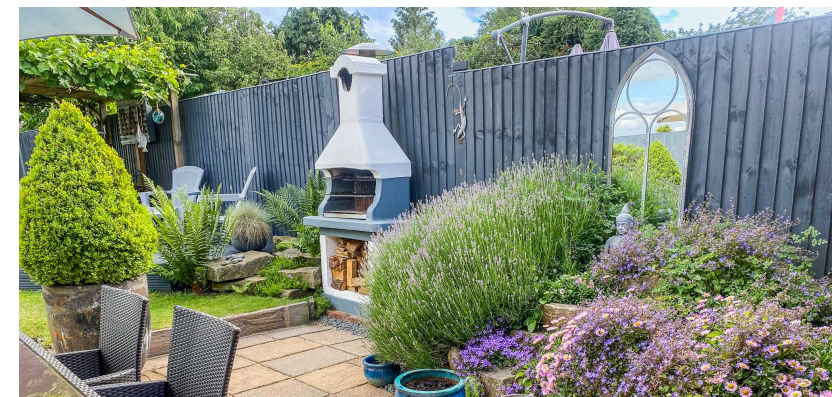
The patio

Extending directly from the family room's bi-fold doors, the paved patio creates a generous outdoor dining area close to the home. Its broad surface accommodates a substantial table and seating, while established borders and carefully arranged planting soften the edges. This immediate connection with the principal living accommodation makes the terrace particularly well suited to everyday meals and larger gatherings.





A Mediterranean style barbecue forms a distinctive feature beside the patio, providing a dedicated setting for outdoor cooking. From here, the garden opens across the lawn towards the grapevine covered bar and summerhouse, visually linking each entertaining area.







The bar area

Sheltered beneath a timber canopy, the garden bar features a long serving counter, bar stools and drinks taps. Mature grapevines grow around and across the structure, creating a leafy setting with a distinctive Mediterranean character. Pendant lights beneath the canopy allow this purpose designed space to remain inviting into the evening.





Raised on a deck beside the lawn, the bar occupies a defined entertaining area within the wider garden. Additional seating can be arranged around the terrace and its position between the main patio and summerhouse helps connect the garden's principal social spaces.





The summerhouse

Providing an impressive additional space at the far end of the garden, the summerhouse was constructed in 2025 and wide glazed doors open from the main room onto the lawn, while its substantial proportions offer flexibility for relaxation and entertaining.





Inside, the summerhouse provides a substantial and versatile room suitable for relaxation and dining. Power is connected, supporting comfortable use of the building for entertaining or as an additional retreat.







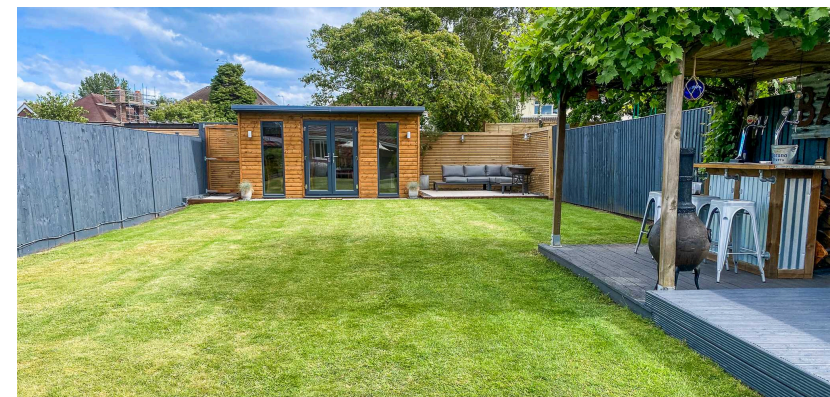
Alongside the summerhouse, a paved seating area creates a more secluded place to gather at the far end of the garden. Horizontal timber screening defines the space and provides an attractive backdrop, while the arrangement offers ample room for outdoor seating.





The garden

Extending approximately 100 feet in length and 30 feet in width, the substantial rear garden has been thoughtfully arranged for recreation and entertaining. A broad lawn links the paved patio with the raised grapevine covered bar and the summerhouse beyond. Planted borders, a Mediterranean style barbecue and several seating areas give the garden varied character while retaining generous open space.

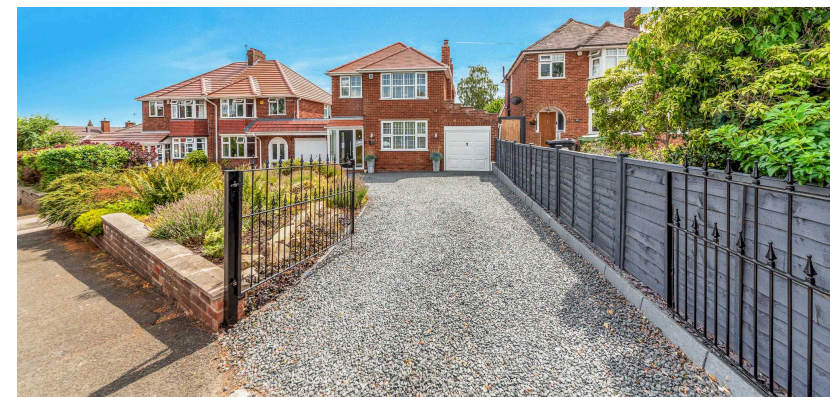






The driveway and parking

Providing extensive off road parking, the broad driveway accommodates multiple vehicles and leads directly to the single garage. Gravelled surfacing creates a practical approach, with established planting softening the frontage. The arrangement supports convenient access to both the main entrance and garage while providing valuable everyday parking provision.



Location

272 Kingsway is situated within Stourbridge, placing the home within reach of general shopping, leisure facilities and everyday amenities. Local road and public transport connections support travel throughout the surrounding area and towards nearby employment centres. A school stands directly opposite the property, providing notable convenience for families and making the setting particularly practical for daily routines, with the school gates immediately accessible without a conventional car journey. The home's position combines this family focused advantage with access to the broader services and connections available across Stourbridge.

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 EE, O2, 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.

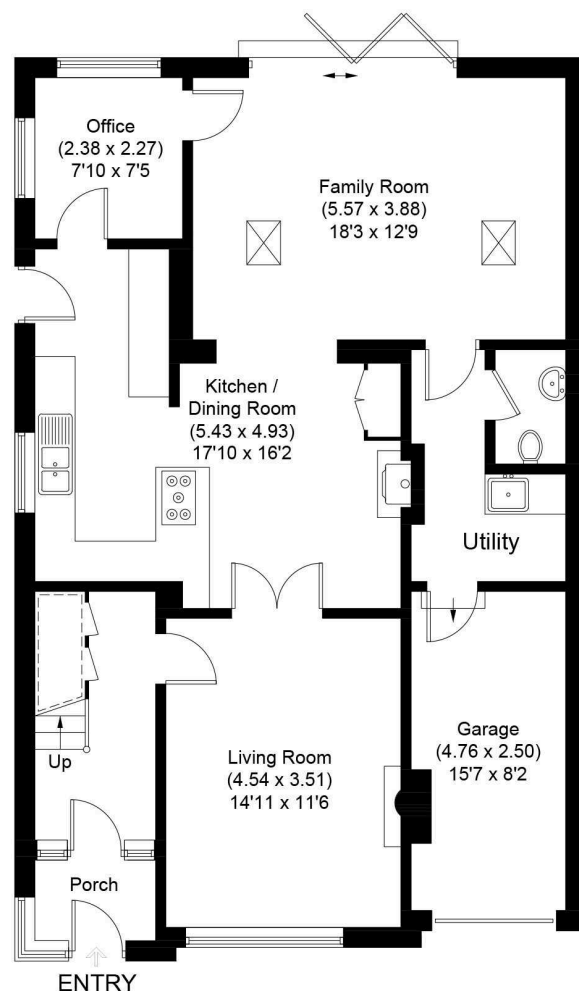
Council Tax

The Council Tax for this property is Band D.

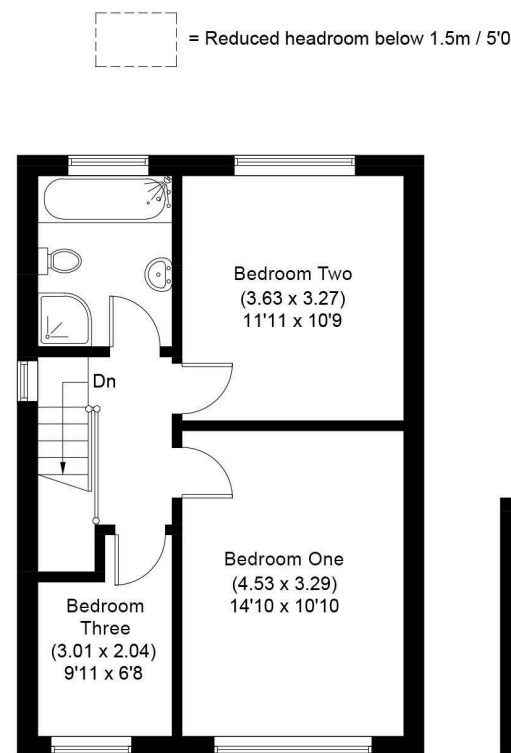


Kingsway

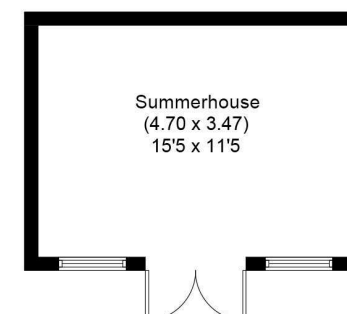
Approximate Gross Internal Area
 Ground Floor = 100.4 sq m / 1081 sq ft
 First Floor = 45.4 sq m / 489 sq ft
 Outbuilding = 16.2 sq m / 174 sq ft
 Total = 162.0 sq m / 1744 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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



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