



## 5 The Junction

Stourbridge, DY8 4YD

Andrew Grant

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**3 Bedrooms   1 Bathroom   2 Reception Rooms**

A charming canal side period home with three floors cellars and generous gardens within the Wordsley conservation area by the canal.

- Period cottage dating from 1829 arranged over three floors with versatile cellars and a garage
- Canal side setting teeming with wildlife offering peace and privacy
- Generous walled and meadow style gardens to two sides with pathways and a historic water pump
- Single garage accessed from Aldridge Close providing secure parking and storage
- Wordsley conservation area location convenient for Audnam amenities schools and canal walks

A rare opportunity to acquire a double fronted canal side cottage dating from 1829. Arranged over three floors, the home retains period character with exposed timbers and historic details while offering three bedrooms, a dining kitchen with adjoining reception area, separate sitting and dining rooms and versatile cellar and utility space. It stands in generous gardens beside the Stourbridge Canal with a garage accessed from a quiet cul de sac. Within the Wordsley conservation area, the property is ideally placed for nearby amenities and scenic towpath walks.

2087 sq ft (193.8 sq m)





## The kitchen

The kitchen provides a generous hub for cooking and casual meals. White fitted units are paired with wooden worktops, a gas hob and a built in oven arranged besides dual-aspect windows and set under timber beams. A brick arch with steps links this space to the adjoining reception area and a deep sink enjoys views over the garden.





## The living room

A comfortable living room offers space for everyday relaxation and entertaining. A stone feature wall incorporates a hearth with a timber mantel and built in shelving for books and ornaments. Decorative ceiling timbers and a part glazed door lend character and the room opens into the dining room.



## The dining room

Forming the heart of the home, the dining room is ideal for family meals and gatherings. Timber framing and brick detailing frame a traditional fireplace and a plate rail runs around the room. A wide casement window to the rear elevation adds to the sense of space and the room connects directly with the living room and kitchen.



## The hallway

Guests are greeted in a welcoming hallway that sets the tone for the home. A plank door with latch provides access to understairs storage, and a spindle staircase rises to the first floor. A deep bay window sits at the foot of the stairs, and there are coat pegs and a bench for everyday storage. From here there is access to a utility area.



## The utility areas

A practical utility room in the cellar provides ancillary space for laundry and storage. Painted brick walls enclose a deep ceramic sink and there is plumbing for washing and drying appliances along with open shelving. Adjacent is a further cellar style room with exposed beams offering scope as a workshop and there is independent access from outside. Another utility area can be found on the ground floor off the main hallway.





## The primary bedroom

The primary bedroom offers a restful retreat. Two casement windows at the front frame views over the canal and a sloping ceiling reflects the period architecture. A small built-in cupboard provides storage and there is space for a dressing area.



## The second bedroom

A second bedroom provides comfortable proportions for family or guests. The room includes a deep casement window on the rear elevation and a gently sloping ceiling adds character. A recessed niche houses a period grate and there is ample space for freestanding storage.



## The third bedroom

A versatile third bedroom could serve as a further sleeping space or study. Two casement windows on the front elevation frames views over the canal, while the sloping ceiling creates a cosy feel. The layout offers ample room for a bed, desk and additional furniture.



## The bathroom

Serving the bedrooms, the family bathroom is fitted with a pastel coloured suite comprising a panelled bath with handheld shower and a matching pedestal basin. A frosted window provides privacy, and there is a built-in airing cupboard alongside for storage. In addition, there is a separate shower room located adjacent to the bathroom, as well as a further WC with wash hand basin to the other side. These adjoining facilities present an opportunity to be reconfigured, potentially combining the spaces to create a larger family bathroom arrangement if desired.



## The garden

The gardens wrap around the home on two sides and create a haven for wildlife. The principal area is laid to planted beds and meadow style grass with a winding path beneath an arch leading down towards the canal. A separate walled courtyard contains a historic water pump, mature shrubs and a gate to the lane, and the generous plot offers scope for further landscaping.





## The driveway and parking

Parking is provided by a detached garage at the rear of the plot. The garage is approached from Aldridge Close and has an electric door with a pitched roof. A timber gate leads into the garden and there is no dedicated driveway to the house.

## Location

The Junction is a small cul de sac off Aldridge Close within the Wordsley conservation area. Its tranquil canal side setting is rich in birdlife and the home enjoys frontage to the Stourbridge Canal. Audnam's shops, cafés and everyday amenities are within easy reach along with a choice of local schools and public transport services. Scenic towpath walks extend towards Kinver and Stourbridge, and nearby Stourbridge and Wordsley offer further shopping and leisure facilities. The home was constructed by a noted local builder whose work can be seen in several historic buildings and remains convenient for road links across the region.

## 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 Three, EE, 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 low risk for river and surface water flooding, with river flooding rising to low between 2036 and 2069.

## Council Tax

The Council Tax for this property is Band B.



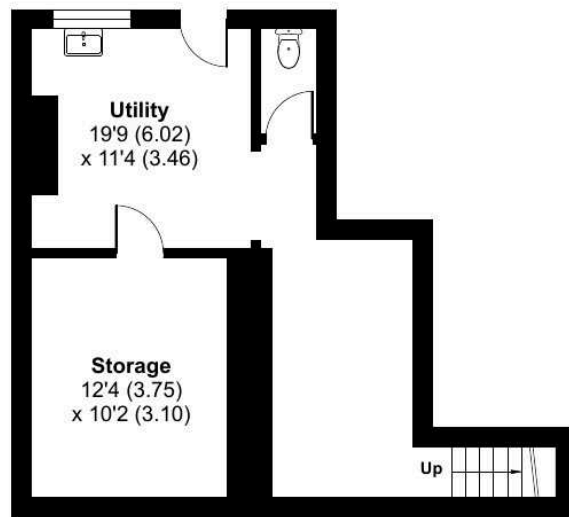
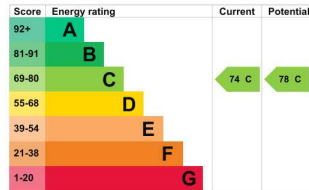
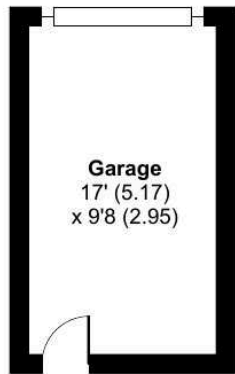
# The Junction, Stourbridge, DY8

Approximate Area = 1923 sq ft / 178.6 sq m

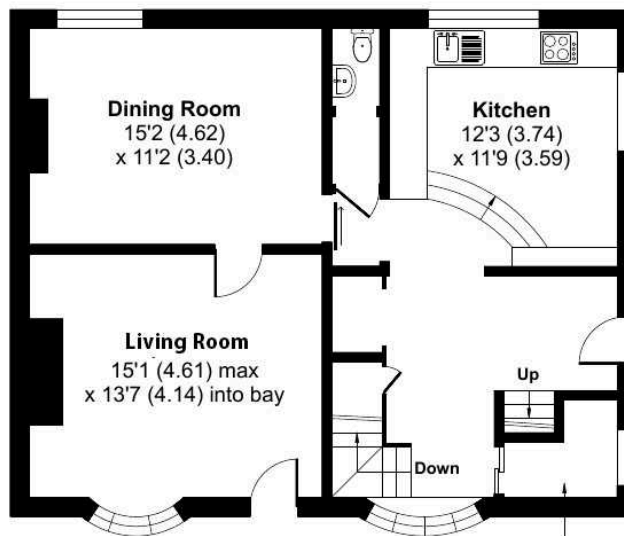
Garage = 164 sq ft / 15.2 sq m

Total = 2087 sq ft / 193.8 sq m

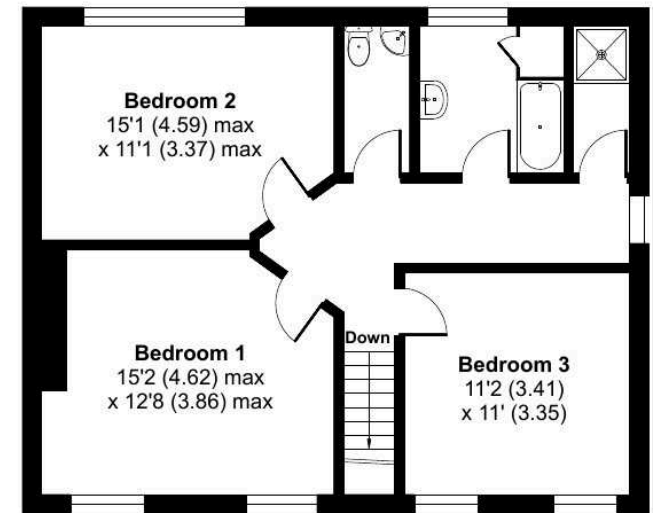
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1436894



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