



9 Walker Avenue

Stourbridge, DY9 9EA

Andrew Grant

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Stourbridge, DY9 9EA

3 Bedrooms 1 Bathroom 2 Reception Rooms

Spacious, individually designed, three bedroom home with two garages, private mature garden and generous living spaces, located in a sought after Stourbridge setting close to countryside and amenities.

- Well presented three bedroom detached home with spacious accommodation.
- Two garages including one over 26 feet in length with utility.
- Private rear garden with mature planting and views over fields.
- Ample driveway parking to the front of the property.
- Sought after Stourbridge location close to amenities, schools and countryside.

This well-maintained three bedroom home offers generous accommodation and a superb position in a popular Stourbridge location. Walker Avenue is a sought after address where every property is individually designed, creating a distinctive character and sense of exclusivity. The ground floor includes a welcoming hallway with cloakroom, a spacious lounge, formal dining room and a separate kitchen with access to a utility and additional cloakroom. Upstairs, three double bedrooms are served by a family bathroom. The property's two garages provide excellent parking and storage options, one extending to over 26 feet in length. The rear garden is a particular highlight, offering a high degree of privacy with mature planting, bordered by established trees. Its location provides easy access to local amenities, well regarded schools and excellent transport links, while also enjoying a peaceful setting close to the countryside.

1400 sq ft (130 sq m)





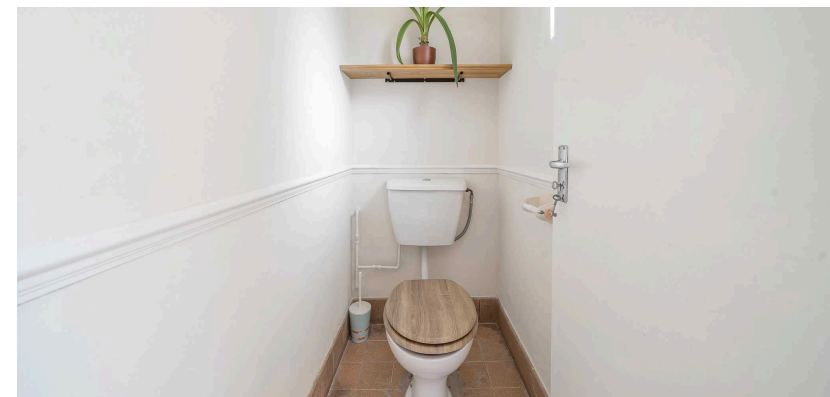
The entrance hall

The property is entered via a bright hallway featuring Amtico parquet flooring in American Oak, which sets a welcoming tone on arrival. The hallway provides access to the principal ground floor rooms, with stairs rising to the first floor past a large landing window, which floods the area with natural light. A useful cloakroom with WC and sink is located off the hallway, adding convenience for residents and guests.



The kitchen

The kitchen offers excellent worktop space and storage, finished with granite worktops, upstands and window sills. It is complemented by a range of integrated appliances including a built in Samsung fridge freezer, Smeg dishwasher and Franke filter taps, all recently installed, together with a large five ring induction hob. Enjoying views over the garden the room leads into a second hallway to the utility and additional cloakroom, there is also access to the rear garden, driveway and one of the two garages.





The dining room

Located to the left of the hallway, the dining room offers an excellent space for family meals or entertaining, with a window overlooking the front aspect.





The living room

The living room is an impressive and generously sized space, ideal for both everyday family life and entertaining. Large sliding doors frame views over the rear garden and open directly onto the patio, creating a wonderful connection between inside and out. The room's proportions allow for versatile furniture arrangements, while a fireplace with log burner provides a warm and inviting focal point, ensuring the space feels equally suited to relaxing evenings as it does to social gatherings.





The primary bedroom

A well proportioned bedroom positioned at the rear of the property with a wide window allowing in plenty of natural light and pleasant views over the garden. There are built-in wardrobes on both sides of the room and ample room for a king-sized bed.



The second bedroom

Another bedroom with space for a king-sized bed situated to the front of the home with views over the frontage through two large windows. With plenty of additional room for freestanding furniture, this space is ideal as a further family or guest bedroom.



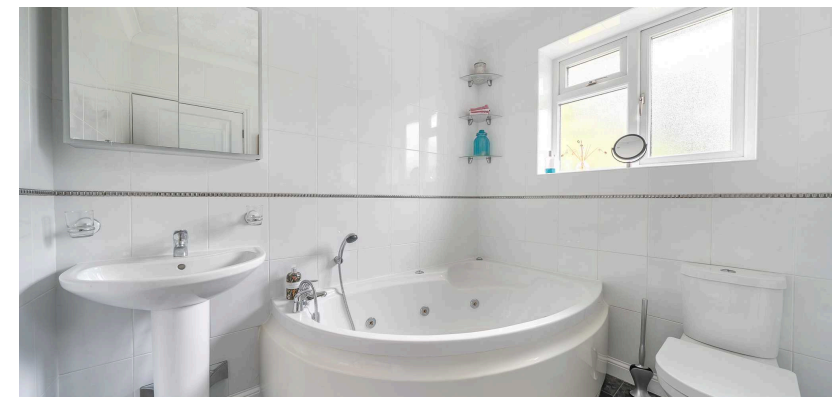
The third bedroom

The third bedroom is a generous double with double windows looking over the driveway, creating a bright and airy space. This versatile room easily provides either an additional bedroom or office space.



The family bathroom

The family bathroom features a corner spa bath and a double walk in shower cubicle with electric shower, together with a WC and wash basin. A heated towel rail adds comfort, while a mirrored cabinet above the sink provides practical storage. Two windows bring in natural light and ensure excellent ventilation, with frosted glazing offering privacy. Adjacent to the bathroom is a large walk in airing cupboard providing excellent additional storage.





The garden

The rear garden is a true highlight of this property, offering excellent privacy and an attractive outlook. A paved patio provides the perfect spot for outdoor dining. Beyond, a generous lawn is bordered by well stocked flower beds and mature planting and a large Koi pond creates a charming focal point. To one corner, a seating area with chiminea and wood store offers a sheltered space to unwind. Practical touches include an outside water tap with hose reel. From the garden there is also access to an integral shed.





The driveway and parking

To the front of the property a generous block-paved driveway provides parking for multiple vehicles and leads to the two garages, both generous in size and the larger with an electric door, they are ideal for additional parking, storage or conversion, subject to planning permissions. There is also access into the second hallway and side access to the rear garden. A practical addition includes a waterproof outdoor electric double socket located on the wall of the larger garage.



Location

This home enjoys an excellent position within Stourbridge, a popular West Midlands town known for its attractive blend of suburban comfort and access to the countryside. The area offers a range of local amenities including independent shops, supermarkets, cafés and restaurants, catering for day-to-day needs and leisure. Stourbridge Town Centre is within easy reach, providing a wider selection of retail and dining options, as well as a regular market.

Families are well served by a choice of highly regarded primary and secondary schools, making the location ideal for those with children. Stourbridge College and other further education facilities are also within close proximity.

For commuters, the property is conveniently placed for access to the motorway network, with the M5 providing routes to Birmingham, Worcester and beyond. Public transport links are excellent, with nearby bus services and Stourbridge Junction railway station offering direct connections to Birmingham and other regional destinations.

Outdoor enthusiasts will appreciate the proximity to beautiful open spaces and countryside walks. The nearby Clent Hills and Kinver Edge offer scenic walking routes, while local parks provide green space for recreation. The property's rear garden enjoys views over fields, adding to the sense of space and tranquillity, while the surrounding area combines the benefits of a well connected town with the charm of rural living.

Services

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

Council Tax

The Council Tax for this property is Band E



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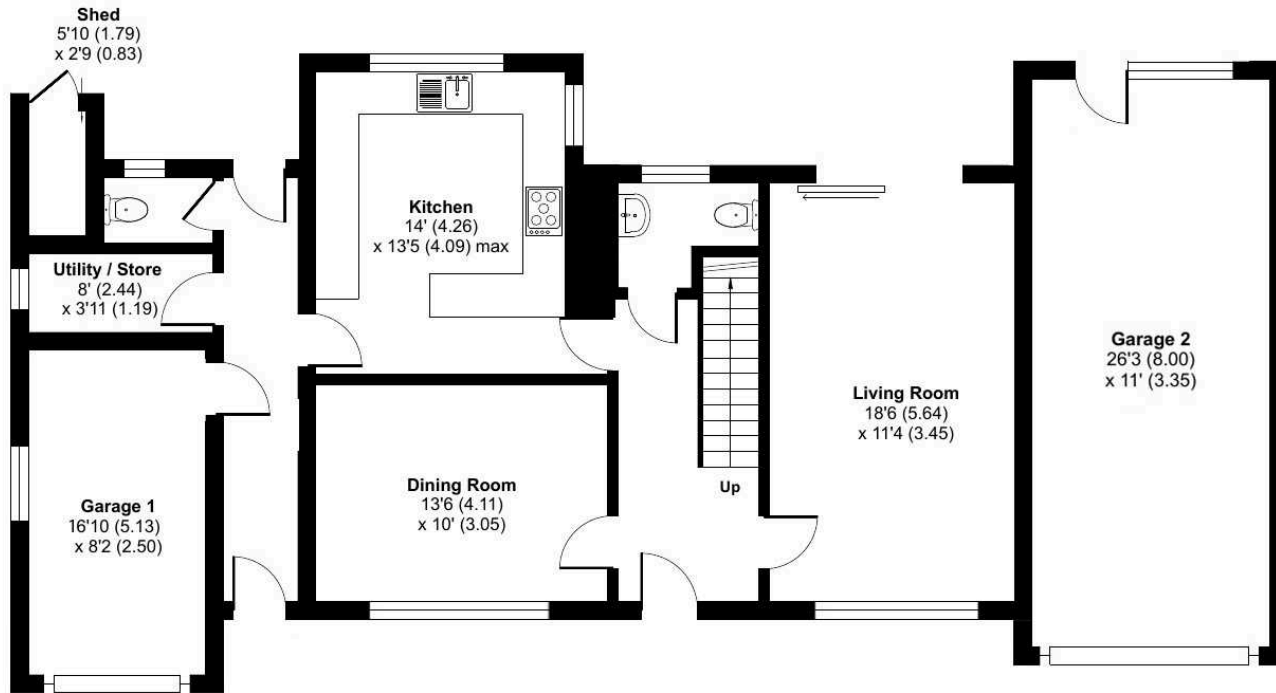
Approximate Area = 1400 sq ft / 130 sq m

Garage = 426 sq ft / 39.5 sq m

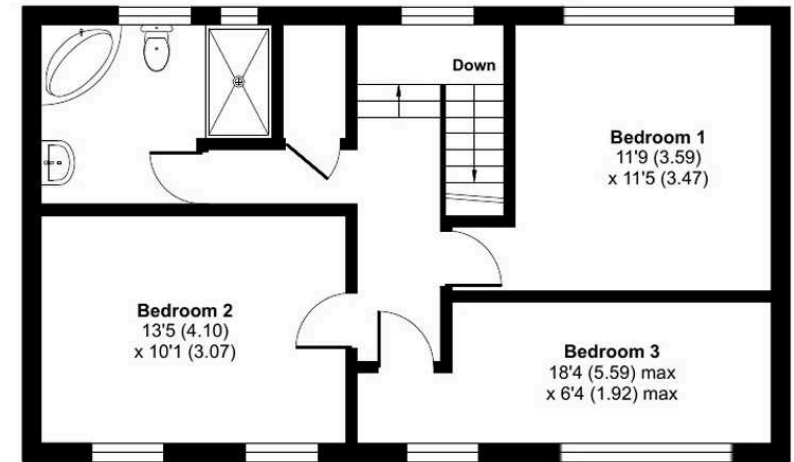
Outbuilding = 15 sq ft / 1.3 sq m

Total = 1841 sq ft / 170.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1335313

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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