



Bridgnorth Road, Stourbridge, DY7 6RS

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## Bridgnorth Road, Stourbridge, DY7 6RS

A delightful five bedroom residence set within a generous plot, featuring an expansive rear garden and a large private driveway. This family home has well proportioned rooms and a versatile layout. On the ground floor, the property welcomes you with an entrance porch leading into a spacious reception hall with access to; inviting lounge with patio doors to conservatory, fitted kitchen with separate breakfast room, a formal dining room, cloakroom and completing the ground floor is a fifth bedroom with en suite - ideal for guests or multigenerational living. Upstairs, a generous landing leads to the grand master bedroom with en suite facilities. Three further double bedrooms and a stylish family bathroom complete the first floor. Outside, the beautifully landscaped rear garden features a spacious patio area, perfect for al fresco dining and entertaining. The lawn is well-maintained and offers a peaceful retreat, designed with relaxation in mind. The property finds itself located in the small Hamlet of Stourton close to Wollaston and Kinver Villages, the bustling Stourbridge Town Centre with all amenities necessary, as well as being well situated to Enville Golf Club and several highly regarded nearby schools.





### **Front Of The Property**

With a large tarmacadam driveway, lawn, mature shrubs and gated side access.

### **Porch**

With a double glazed door to front, double glazed window to front, tiled floor and a double glazed door to the reception hall.

### **Reception Hall**

With a double glazed door from the porch, doors to rooms, opening to the breakfast room and stairs to the first floor landing.

### **Sitting Room**

14'6" x 12'1"

With a door from the reception hall, double glazed window to front, wall lights, under stairs storage cupboard and a central heating radiator.

### **Dining Room**

15'10" x 11'1"

With a door from the reception hall, double glazed bay window to front, pocket sliding door to the lounge, decorative fire surround, feature beams, wall lights and a central heating radiator.

### **Lounge**

15'10" x 24'6"

With a pocket door from the dining room, double glazed window to rear, door to breakfast room, double glazed patio doors to conservatory, gas fire with decorative surround, wall lights and two central heating radiators.

### **Breakfast Room**

8'0" x 15'0"

Opening from the reception hall and to the conservatory, doors to rooms and a central heating radiator.

### **Conservatory**

8'6" x 18'2"

Opening from the breakfast room, double glazed patio doors to rear, tiled floor and wall lights.





### **Kitchen**

9'3" x 14'7"

With a door from the breakfast room, fitted with a range of wall and base units, quartz work surfaces with matching upstands, one and a half sink and drainer, integrated double oven, gas hob, extractor fan, integrated fridge and dishwasher, breakfast bar, door to utility, double glazed window to rear, tiled floor, recessed spotlights and a central heating radiator.

### **Utility**

5'10" x 8'5"

With doors to rooms, fitted with wall and base units, work surfaces with tiled splashback, plumbing for washing machine, space for tumble dryer, double glazed door to rear, tiled floor and a double glazed window to rear.

### **Cloakroom**

With a door from the utility, WC, wash hand basin, part tiled walls, tiled floor, extractor fan and a double glazed window to side.

### **Bedroom Five**

13'1" x 13'4"

With a door from the lounge, door to en suite, double glazed window to front, fitted wardrobes and a central heating radiator.

### **En Suite**

With a door from bedroom five, shower cubicle, WC, wash hand basin, part tiled walls, tiled floor, extractor fan, window to front, shaver point and a central heating radiator.

### **Landing**

With stairs from the reception hall, doors to rooms and a central heating radiator. Loft access with pull down ladders to a useful space which is fully boarded and carpeted.

### **Bedroom One**

15'11" x 18'10"

With a door from the landing, door to en suite, double glazed window to rear and two central heating radiators.



### **En Suite**

With a door from bedroom one, shower cubicle, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, double glazed window to front, extractor fan, recessed spotlights and a central heating radiator.

### **Bedroom Two**

13'1" x 11'0"

With a door from the landing, door to en suite, double glazed window to front, mirror fronted wardrobes and a central heating radiator.

### **Bedroom Three**

7'9" x 18'9"

With a door from the landing, two double glazed windows to rear and a central heating radiator.

### **Bedroom Four**

7'10" x 19'1"

With a door from the landing, double glazed window to front and a central heating radiator.

### **Bathroom**

With a door from the landing, double glazed window to front, whirlpool bath, separate walk in shower cubicle, WC, wash hand basin, part tiled walls, tiled floor, shaver point, built in storage cupboard, recessed spotlights, extractor fan and a chrome heated towel rail.

### **Garden**

With access from the conservatory to a patio area, large lawn beyond with mature shrub borders, outdoor lighting and outside tap, greenhouse and gated side access.

### **Double Garage**

17'8" x 19'1"

With an electric garage door to front, wall mounted boiler, power, light and door to the utility.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
01384 443331 <https://www.hunters.com>

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