



Bridgnorth Road, Stourton DY7 6RP

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Nestled in the sought after South Staffordshire location of Stourton, close to the popular historic town of Stourbridge and village of Kinver, discover the convenience of country living on your doorstep at 11, Bridgnorth Road.

Set back from the road with ample parking and great connectivity giving easy access to town and country, number 11 occupies a sought-after location, with easy off-road access onto the beautifully paved driveway, where there is plenty of parking for three cars.

A home reborn under the vision and dedication of its current owners, tradition meets with contemporary comfort at 11 Bridgnorth Road. The result? A home brimming in light, with skylights alongside upgrades to the lighting and paintwork in the doors and a handsome staircase.

Enter into the first of the reception rooms, a warm and welcoming sitting room, ideal for reading and relaxing. A versatile room with an exposed brick fireplace housing a wood burning stove; it retains original ceiling features and a large picture window.

The large and light hallway leads next to the dining room, again with original plasterwork and from there into the extended kitchen.

The open and airy kitchen-diner houses a range of cabinets and drawers offering storage for all your culinary utensils and essentials. Solid oak worktops are lit by the light that streams in through the skylights above.

Central to the kitchen, the island-breakfast bar bridges the seating area and practical side of the kitchen, a sociable space around which to congregate when entertaining.

Cook up a feast for family and friends whilst chatting and relaxing! The useful utility room leads off the kitchen, with plumbing for dishwasher and washing machine.

Relax and unwind

For comfort and relaxation, retreat to the sitting room, carpeted underfoot and where warmth emanates from the wood burning stove, inset within its brick surround.

OWNER QUOTE: "The sitting room is bright, warm and elegant"

Practical elements complement the rest





Front of the Property

To the front of the property is a block paved driveway leading to the detached garage, a block paved pathway leading to the front door, lawned area to the side, mature shrubbed borders and gated side access.

Entrance Hall

20'5" x 5'10"

With a composite door to the front of the property, a double glazed window to the side, doors leading to various rooms, stairs leading to the first floor landing, an understairs storage cupboard and a central heating radiator.

Cloakroom

With a door from the entrance hall, a WC, wash hand basin, storage area, a double glazed window to the side, tiled flooring and a central heating radiator.

Lounge

17'0" x 12'5"

With a door from the entrance hall, a double glazed window to the front, log burning stove, picture rail and a central heating radiator.

Dining Room

11'9" x 11'5"

With a door from the entrance hall, an opening to the kitchen dining family room, an electric fire place with a decorative surround, two double glazed windows to the side, a picture rail and a central heating radiator.



Kitchen Dining Family Room

11'2" x 17'10"

With a door from the entrance hall, a modern fitted kitchen with a range of wall and base units, an integrated electric oven with an induction hob and a stainless steel cooker hood above, a Belfast sink, solid oak work surfaces, space for a tall fridge freezer, a kitchen island with a breakfast bar, seating area with an opening to the dining room, double glazed French doors leading to the rear garden, a double glazed window to the rear, two skylight windows, an opening to the utility room, tiled flooring, recess spotlights and two central heating radiators.

Utility Room

11'10" x 4'10"

With an opening from the kitchen dining family room, fitted with a range of wall and base units, work surface over, tiled splashback, a stainless steel sink and drainer, plumbing for a washing machine and a dishwasher, a double glazed door to the front and to the rear, tiled flooring, an extractor fan and a central heating radiator.

Landing

With stairs from the entrance hall, doors leading to various rooms, a double glazed window to the side, loft access and a central heating radiator.

Bedroom One

11'10" x 9'8"

With a door from the first floor landing, a double glazed window to the rear, fitted wardrobes and a central heating radiator.



Bedroom Two

11'8" x 10'2"

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

Bedroom Three

8'2" x 7'8"

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

Bathroom

5'6" x 6'6"

With a door from the first floor landing, a roll top claw foot bathtub with a separate shower attachment and a shower above, a WC, wash hand basin, part tiled walls, an extractor fan, tiled flooring, a double glazed window to the rear, recess spotlights and a chrome heating towel rail.

Garage

16'0" x 7'8"

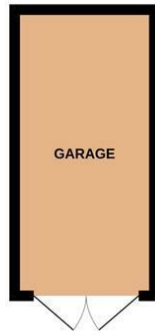
Accessed via double garage doors to the front of the property.

Garden

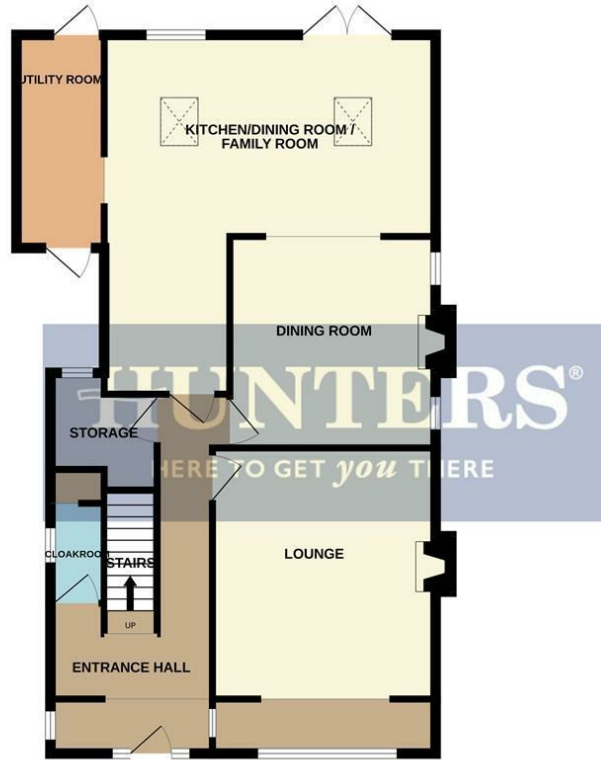
With double glazed French doors from the kitchen dining family room leading to the patio seating area and a lawn seating area beyond with shrubbed borders, an outside tap, outdoor lighting, steps leading further up the garden to a large lawn area and addition seating areas to the rear of the garden.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

125 sq.ft. (11.6 sq.m.) approx.



GROUND FLOOR
963 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.1 sq.m.) approx.

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 69	Potential: 79

England & Wales E.U. 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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