HUNTERS®

HERE TO GET *you* THERE



Holly Grove

Stourbridge, DY8 1UF

Offers In Excess Of £250,000

3 1 1

Council Tax: B





Holly Grove

Stourbridge, DY8 1UF

Offers In Excess Of £250,000





Front of the Property
To the front of the property is a tarmacadam driveway, chipping stone borders, access to the side and rear, and a door leading to the entrance hall.

Entrance Hall
With a door from the front, understairs storage cupboard, stairs leading to the first floor, doors leading to various rooms and a double glazed door leading to the rear garden.

Reception Room/ Bedroom Three
16'0" x 7'3" (4.90 x 2.23)
With a door from the entrance hall, double glazed window to the front and a central heating radiator.

Cloakroom
With a door from the entrance hall, WC, window to the rear and a central heating radiator.

Utility Room
8'10" x 7'10" (2.70 x 2.39)
With a door from the entrance hall, window to the rear and a central heating radiator.

Kitchen Dining Room
8'10" x 15'6" (2.70 x 4.73)
With stairs from the entrance hall, fitted kitchen, space for dining table, double glazed window to the front, door leading to lounge and a central heating radiator.

Lounge
16'8" x 14'2" (5.10 x 4.32)
With a door from the kitchen dining room, double glazed window to the rear, airing cupboard housing the wall mounted boiler, stairs leading to the second floor landing and a central heating radiator.

Second Floor Landing
With stairs from the lounge, and doors leading to various rooms.

Bedroom One
12'5" x 14'1" (3.80 x 4.31)
With a door from the second floor landing, double glazed window to the rear, built in storage cupboard and two central heating radiators.

Bedroom Two
13'2" x 8'0" (4.02 x 2.44)
With a door from the second floor landing, double glazed window to the front and a central heating radiator.

Bathroom
6'6" x 7'10" (2.00 x 2.40)
With a door from the second floor landing, bathtub with a shower over, WC, wash hand basin, airing cupboard, double glazed window to the front and a central heating radiator.

Planning Consent
Planning permission has been granted by Dudley Metropolitan Borough Council for the demolition of the existing garage and outbuilding and the erection of one additional dwelling within the grounds (Application Ref: P25/1101, decision dated 19 December 2025). This presents an excellent opportunity for purchasers seeking development potential or a self-build project, subject to the approved plans and conditions.

Planning permission relates to the approved scheme only. Any alterations or alternative development proposals would be subject to further consent. Buyers should satisfy themselves with regard to site boundaries, access arrangements and all planning conditions contained within the decision notice.

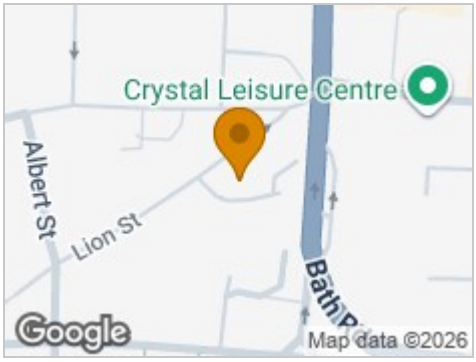








Road Map



Hybrid Map



Terrain Map

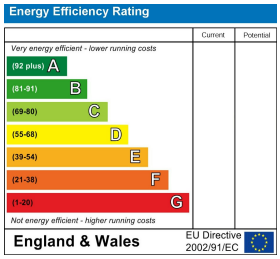


Floor Plan



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.
THINKING OF SELLING? 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.

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com https://www.hunters.com