



Brunswick Gate, Stourbridge DY8 2QA

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Residing amongst one of the most well respected and exclusive addresses in Stourbridge, Brunswick Gate occupies a generous corner plot on the private cul-de-sac development behind a gated entrance accessed via Quarry Park Road. This impressive six bedroom detached family home offers a large blocked paved driveway with access to the detached triple garage offering ample parking for various cars, spacious accommodation and a beautifully landscaped private rear garden. To the ground floor the property comprises; an expansive reception hall, spacious living room with a feature Inglenook fireplace, dining room and family room with French doors leading to the rear garden, a fitted shaker-style kitchen with useful utility room, ground floor cloakroom and a convenient office completes the ground floor. To the first floor there are three impressive double bedrooms with en suite shower and bathrooms, three further good sized bedrooms and a well equipped family bathroom. Ideally situated in close proximity to Stourbridge Golf Club, the property enjoys a highly convenient position for both Stourbridge and Hagley, each offering mainline railway stations with direct services to Birmingham, Worcester, and London Marylebone. The location is further enhanced by excellent road connectivity, with straightforward access to the M5 and M42 motorways, facilitating easy travel across the region. Hagley itself provides a charming selection of independent shops, bars, and restaurants, catering to a variety of tastes and lifestyles. The area is also well served by a number of highly regarded state and independent schools, including Old Swinford Hospital School, Winterfold House School, The King's School Worcester, and Royal Grammar School Worcester. This is a great all-round family home with viewings highly recommended to appreciate what's on offer.





Front of the property

Access Brunswick Gate via electric communal gates leading to the front of the property. To the approach is a large block paved driveway, access to the detached triple garage, well maintained front lawns with mature shrubs, gated side access and grand double entrance doors with brass furnishings.

Reception Hall

16'0" x 13'5"

With double entrance doors leading to a spacious reception hall, stairs leading up to the first floor galleried landing, double glazed window to the front of the property, useful storage cupboard, doors leading to various rooms across the ground floor accommodation and two central heating radiators.

Living Room

28'3" x 14'4"

With part-glazed double doors leading from the reception hall, various double glazed windows to the front, side and rear of the property with further double glazed French doors leading to the rear garden, Inglenook fireplace with decorative stone surround and three central heating radiators.

Dining Room

15'3" x 12'4"

With part-glazed double doors leading from the reception hall, double glazed French doors leading to the rear garden and a central heating radiator.



Family Room

15'3" x 12'3"

With part-glazed double doors leading from the reception hall, opening leading to the kitchen, feature fireplace with decorative surround and a central heating radiator.

Kitchen

20'0" x 14'4"

With an opening from the family room and a door from the reception hall is a fitted shaker-style kitchen with a range of wall and base units, work surface over with tiled splashback, one and a half bowl sink and drainer, space for a range cooker, space for a American-style tall double fridge/freezer, integrated dishwasher, kitchen island, double glazed window to the side and rear with further double glazed French doors to the side leading to the rear garden, door leading to the utility room and a central heating radiator.

Utility Room

8'10" x 7'6"

With a door from the kitchen is a range of wall and base units, work surface over with tiled splashback, stainless steel sink and drainer, plumbing for a washing machine, space for a tumble dryer, wall mounted boiler, double glazed window to the side with a further part double glazed door leading to the rear garden and a central heating radiator.

Cloakroom

5'0" x 7'11"

With a door from the reception hall, WC, wash hand basin set into vanity unit, part tiled walls, double glazed window to the front of the property and a central heating radiator.

**Office**

9'4" x 8'9"

With a door from the reception hall, double glazed window to the front of the property and a central heating radiator.

Landing

With stairs from the entrance hall leading to the first floor galleried landing, double glazed window to the front of the property, doors leading to various rooms across the first floor accommodation, loft access, an airing cupboard and two central heating radiators.

Bedroom One

15'9" x 14'5"

With a door from the first floor landing, double glazed window to the rear of the property, multiple built-in wardrobes, a door leading to the en suite and a central heating radiator.

En Suite

12'9" x 8'2"

With a door from bedroom one, double glazed window to the rear of the property, a bathtub with separate shower cubical, WC, two 'His & Hers' wash hand basin set into vanity unit, bidet toilet, shaving point, extractor fan, fully tiled walls and a central heating radiator.

Bedroom Two

14'4" x 10'5"

With a door from the first floor landing, two double glazed windows to the front of the property, built-in wardrobes, a door leading to the 'Jack & Jill' en suite and two central heating radiators.

**Jack & Jill En Suite**

With a door from bedroom two and three, shower cubical with multi-jets shower system, WC, wash hand basin set into vanity unit, shaving point, extractor fan, recessed spotlights, fully tiled walls, tiled flooring and a chrome heated towel rail.

Bedroom Three

12'2" x 10'2"

With a door from the first floor landing, double glazed window to the rear of the property, built-in wardrobes, a door leading to the 'Jack & Jill' en suite and a central heating radiator.

Bedroom Four

14'4" x 10'2"

With a door from the first floor landing, two double glazed windows to the front of the property and a central heating radiator.

Bedroom Five

13'5" x 11'10"

With a door from the first floor landing, two double glazed windows to the front of the property, built-in wardrobes and a central heating radiator.

Bedroom Six

13'3" x 8'11"

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



Family Bathroom

With a door from the first floor landing, double glazed window to the rear of the property, bathtub with separate shower cubical, WC, wash hand basin set into vanity unit, bidet toilet, extractor fan, shaving point and a central heating radiator.

Triple Garage

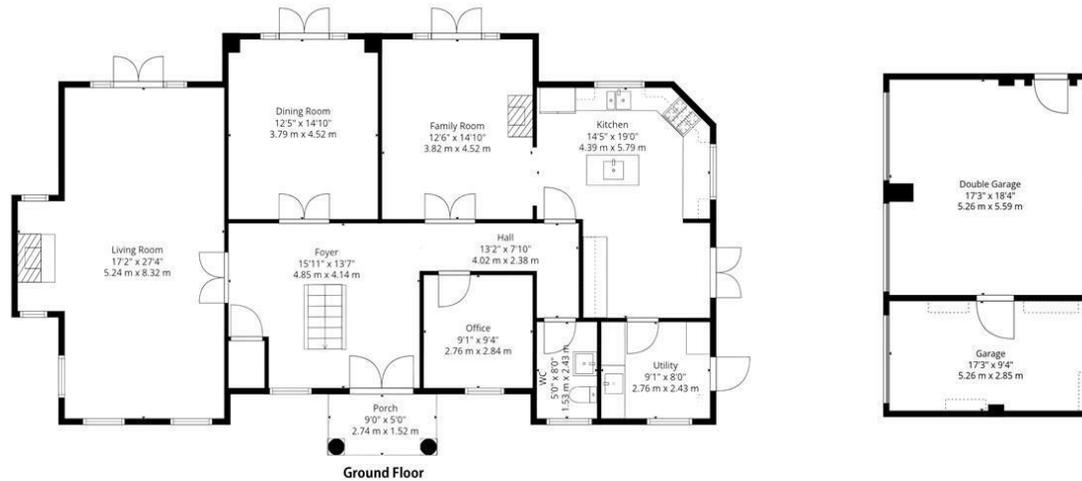
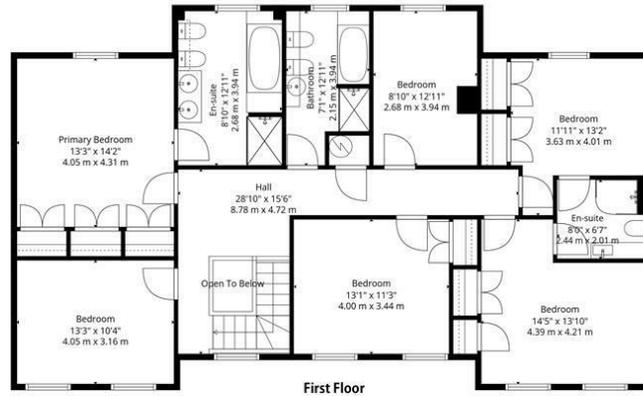
17'4" x 28'4" (max)

Access from the block paved driveway, three up and over garage doors to the front, power/ lighting and a door to the side leading to the rear garden.

Rear Garden

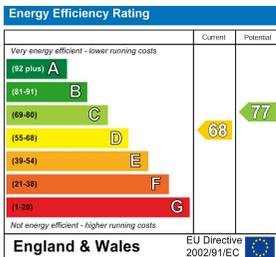
To the rear of the property is a private rear garden accessed via double glazed French doors from the living room, dining room, family room and kitchen, a large paved patio with chipping stone borders, decorative dwarf wall with a large landscaped lawn beyond,

mature shrubs surround the lawn with an attractive paved seating area to the rear of the garden. To the side of the property is paved path leading to the triple garage and the front of the property accessed via gated access, chipping stone and slate borders.



Total Approximate Area: 273m² | 2943 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Viewing Arrangements

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

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