



**RE/MAX**  
Prime Estates



**186 Bridgnorth Road, Stourbridge, DY8 3PN**  
**£625,000**

Entering the property market for the first time since 1978, this impressive four bedroom period residence is seeking its next custodian.

When the current owners of this magnificent Georgian home took residency, they got to work converting the property back to a single family home from its previous form- three self contained apartments! This gives prospective buyers some concept of the scale of accommodation on offer.

The property is oozing with traditional character throughout- from Minton tiled flooring and marble fireplaces through to double height windows and ceilings. To the ground floor you will find an impressive entrance hall, three spacious reception rooms, a WC, additional shower room, spacious utility room, kitchen diner, a double garage and a two-room cellar.

To the first floor; an impressive split landing offering access to four double bedrooms with en-suite to one bedroom, family bathroom with shower and Jacuzzi bath and impressive views reaching Clent and beyond.

No expense has been spared in the meticulous upkeep of this imposing residence. Where traditional features have been retained, useful contemporary features have been added, including full photo voltaic solar panels to the roof. An early viewing is extremely strongly recommended to truly appreciate the size and standard of home on offer.

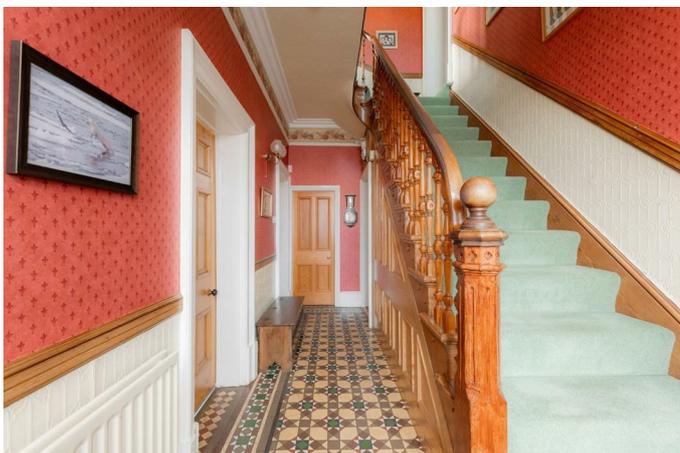
Contact RE/MAX Prime Estates to avoid missing this once in a lifetime opportunity!

## Approach



With a tarmac driveway set behind a dropped kerb, walled front with mature shrub border, access to the double garage and steps leading to the front door

## Entrance hall



With a door leading from the driveway, 'Minton' tile floor throughout, doors to various rooms, stairs ascending to the first floor and a central heating radiator

## Drawing Room 14'0" x 17'1" (4.27 x 5.22)



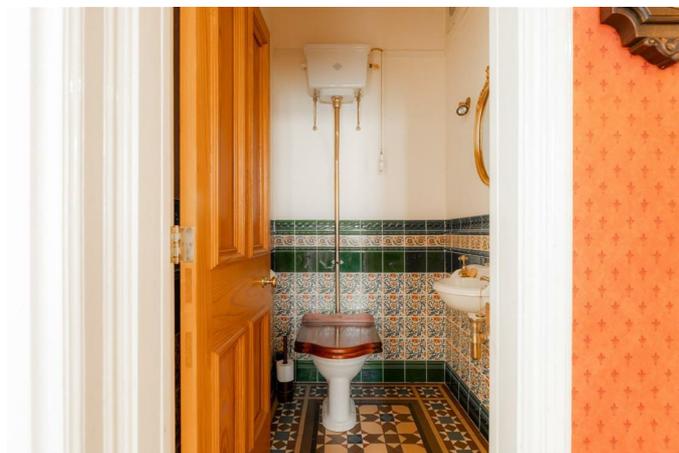
With a door leading from the entrance hall, gas burning fireplace with solid oak and marble surround & hearth, a double glazed bay window with window seat to the front and a central heating radiator

## Living Room 13'0" x 14'11" (3.97 x 4.55)



With a door leading from the entrance hall, solid marble fireplace & hearth with gas burning stove, a double glazed sash window to the front and a central heating radiator

## WC 5'2" x 4'0" (1.6 x 1.22)



With a door leading from the entrance hall, half height traditional style tile surround, traditional 'Charlotte' high level toilet and a hand wash basin

## Shower Room 5'6" x 9'3" (1.69 x 2.82)



With a door leading from the entrance hall, half height tile surround throughout, WC, hand wash basin and walk-in shower cubicle with full height tile surround and an electric wall mounted towel rail

Dining Room 14'0" x 12'2" (4.29 x 3.72)



With a door leading from the entrance hall, a door leading to the kitchen, marble fireplace with tile hearth, built in alcove storage, a central heating radiator and a double glazed window to the side with original oak shutters

Kitchen 11'4" x 21'10" (3.46 x 6.67)



With a door leading from the dining room, fitted with a range of wall and base units with traditional style tiled worktops, porcelain sink with mixer tap, integrated dishwasher, microwave, oven, grill & hob with extractor hood, a central heating radiator, a double glazed window to the side, a door leading to the side and a double doors leading to the rear garden

Utility 8'10" x 18'11" (2.71 x 5.78)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, utility outlet points for laundry machinery and a door leading to the rear garden

Landing



With stairs ascending from the entrance hall, doors to various rooms and a double glazed window to the side

Bedroom 14'0" x 14'8" (4.28 x 4.48)



With a door leading from the landing, marble fireplace with hearth, vanity unit with sink & mixer tap, built-in wardrobe, a central heating radiator and a double glazed window to the front

Bedroom 13'0" x 14'11" (3.98 x 4.56)



With a door leading from the landing, slate fireplace with hearth, a double glazed window to the front and a central heating radiator

Bedroom 11'6" x 18'8" (3.51 x 5.69)



With a door leading from the landing, built in wardrobe storage, a door leading to the en-suite, single glazed windows to the rear and side and a central heating radiator

En-Suite 7'7" x 2'9" (2.33 x 0.85)



With a door leading from the bedroom, full height tile surround, WC, shower cubicle with electric shower & glass screen and a window to the side

Bedroom 10'11" x 12'5" (3.33 x 3.80)



With a door leading from the landing, decorative fireplace with hearth, a double glazed window to the side and a central heating radiator

Family Bathroom 5'7" x 13'5" (1.71 x 4.10)



With a door leading from the landing, WC, hand wash basin, bidet, corner shower cubicle, a sunken Jacuzzi bath with spa jets and mixer tap & shower, a window to the rear and a central heating radiator

Cellar

With a door leading from the entrance hall- the cellar is split into two sections, both with a head clearance height of approx. 2.39m (7'8")

Garden



With doors leading from the kitchen & utility room, patio area to the front with raised Koi pond with feature fountain, access to the double garage, lawn beyond with mature shrub borders, additional garden buildings and mature vegetable patches to the rear

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

**Conveyancing Referrals:**

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

**Financial Services Referrals:**

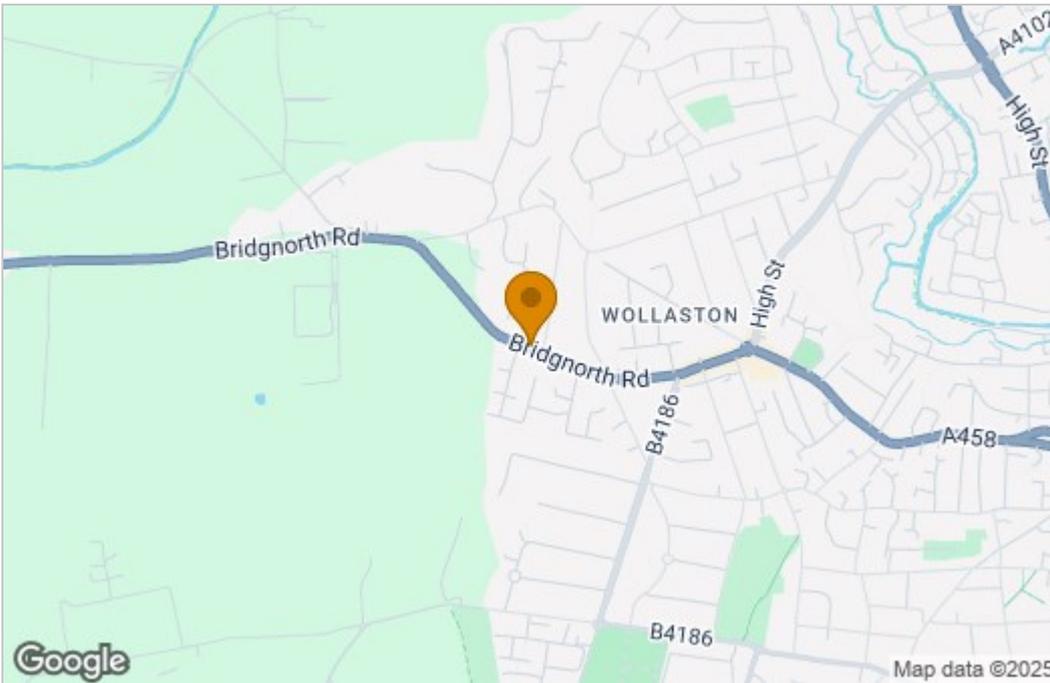
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

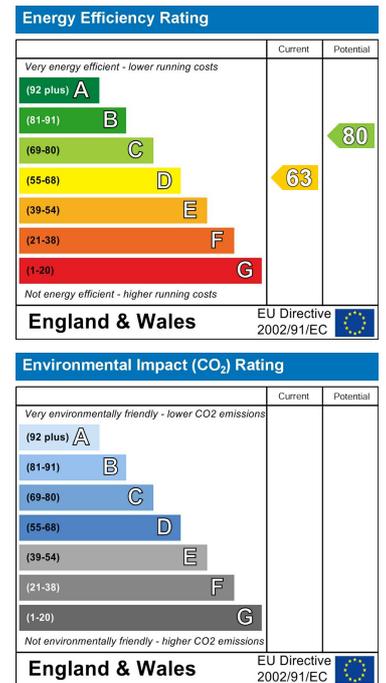
# Floor Plan



# Area Map



# Energy Efficiency Graph



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