



RE/MAX
Prime Estates



DESIGN: Propose



23 Holly Grove, Stourbridge, DY8 1UF

£270,000

Situated within the ever-popular Holly Grove, Stourbridge, this well-proportioned three-bedroom townhouse presents a rare opportunity to acquire a family home with the added benefit of planning permission for an additional dwelling within the grounds.

The property offers versatile accommodation arranged over multiple levels, ideal for modern family living, while the inclusion of approved development potential creates an attractive proposition for both homeowners and investors.

The internal accommodation is in need of full refurbishment and is arranged to provide flexible living space, with well-proportioned rooms. The property comprises a spacious living area, kitchen and dining space, alongside three bedrooms and bathroom facilities.

Planning permission has been granted by Dudley Metropolitan Borough Council for the demolition of the existing garage and outbuilding, and the construction of an additional dwelling (Application Ref: P25/1101, approved 19 December 2025). This creates immediate development potential, with the ability to deliver a second unit on site, subject to the approved plans and conditions.

Location

Holly Grove is a well-established residential address within Stourbridge, conveniently positioned for access to local amenities, schooling and transport links.

The property is within easy reach of Stourbridge town centre, offering a range of shops, supermarkets, cafés and everyday services, along with rail connections via Stourbridge Town and Stourbridge Junction stations.

Approach

With a dropped kerb to tarmac driveway, up-and-over style garage door to the front, access to the car port

Entrance hall

With a door leading from the front, stairs ascending to the upper floors. doors to various rooms and a door leading to the rear garden

Ground Floor Bedroom 7'3" x 15'9" (2.22 x 4.82)



With a door leading from the entrance hall, a double glazed window to the front and a central heating radiator

Utility 7'8" x 8'6" (2.34 x 2.60)



With a door leading from the hallway, wall and base units with worktops and a window to the rear

WC



With a door from the hallway, WC, a double glazed window to the rear and a central heating radiator

Kitchen Diner 14'1" x 8'10" (4.3 x 2.7)



With stairs ascending from the entrance hall, a door to the living room, fitted with a range of wall and base units with worktops, double glazed windows to the front and a central heating radiator

Living Room 11'2" x 16'7" (3.41 x 5.07)



With a door leading from the kitchen, stairs ascending to the first floor, store cupboard, double glazed windows to the rear and a central heating radiator

Landing

With stairs ascending from the living room, doors to various rooms

Bedroom 14'0" x 12'7" (4.28 x 3.84)



With a door leading from the landing, a double glazed window to the rear and a central heating radiator

Bedroom 6'0" x 13'1" (1.84 x 4.01)



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

Bathroom



With a door leading from the landing, WC, hand

wash basin, bath, 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.

Auction Guidelines

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

