



THE OLD LIBRARY

STOURBRIDGE

22 LUXURY 1 & 2 BED APARTMENTS
SITUATED IN A GRADE II LISTED BUILDING



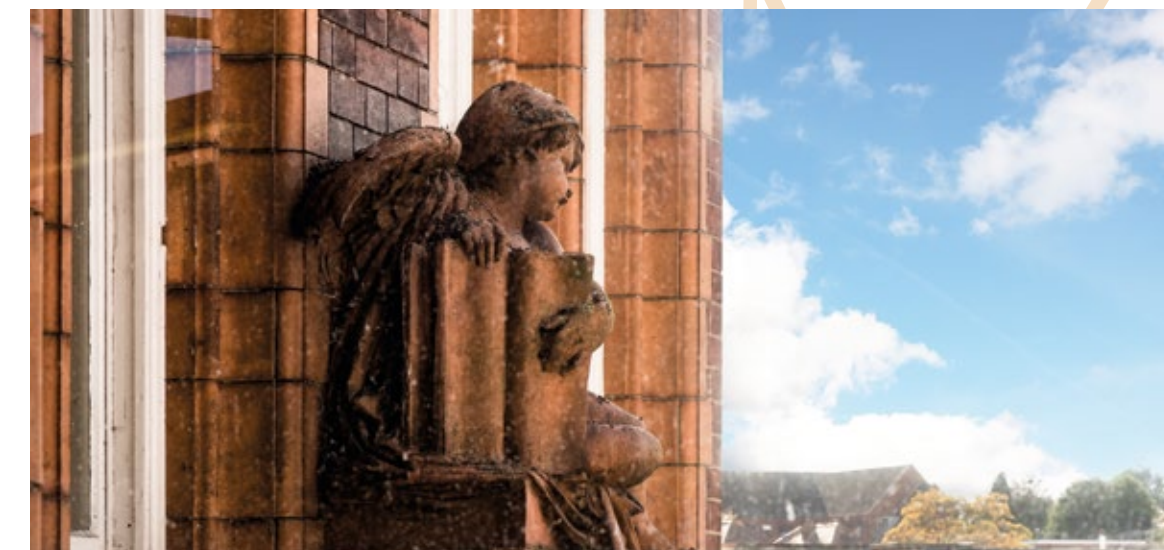
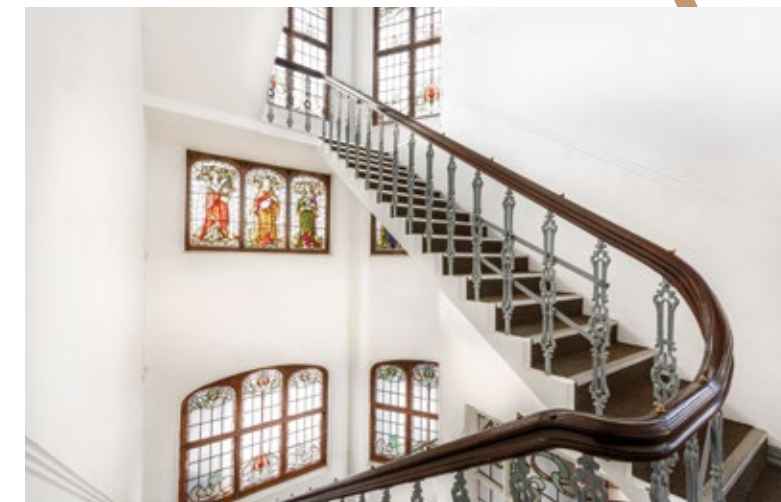
BE PART OF SOMETHING SPECIAL

OPPORTUNITIES TO LIVE WITH
BOTH HISTORICAL AND
CONTEMPORARY ELEGANCE
ARE FEW AND FAR BETWEEN.

The Old Library in Stourbridge is a building that has enjoyed a rich and fascinating past as a key local landmark and now plays host to twenty-two, sumptuously appointed, one and two bedroom apartments.

Built in 1905 with funds donated by wealthy industrialist Andrew Carnegie, the building has been used as both a library and an educational establishment. Built of distinctive red brick, this Grade II listed building boasts many original architectural features including ornamental, terracotta detailing to the façade and beautiful stained glass windows.

Skilfully harmonising past and present, Claremont Property Group are proud to breathe new life into this important building with a collection of homes built for modern life.





Stourbridge Town Centre

AN EXCEPTIONAL LOCATION

SITUATED APPROXIMATELY 15 MILES* TO THE WEST OF BIRMINGHAM AND 12 MILES* TO THE SOUTH OF WOLVERHAMPTON, STOURBRIDGE HAS LONG BEEN THE RETREAT OF THOSE WHO WANT TO LIVE CLOSE ENOUGH TO AMENITIES BUT FAR ENOUGH AWAY FROM AVOID BIG CITY BUSTLE.

Full of history and colour, Stourbridge was famed for its glass making, the roots of which can be traced back to the early 1600's. Stourbridge glass is still recognised as amongst the finest in the world and is regularly gifted to royalty and visiting dignitaries.

The town has always been synonymous with creativity and is home to 90's indie bands The Wonder Stuff, Ned's Atomic Dustbin and Pop Will Eat Itself. Led Zeppelin front man Robert Plant, was also brought up nearby and attended school in Stourbridge.

Embodying the best of both worlds, Stourbridge has a thriving town centre but is also close to the countryside, meaning weekend walks on the Clent Hills or Kinver Edge are just a short drive away.

The Old Library occupies an excellent central position, across the road from the town's main High Street with its mix of shops, bars and restaurants. The development is also just a few minutes' minute walk to Stourbridge Town station which runs a regular shuttle service to Stourbridge Junction station and the wider rail network. The motorway network is also within easy reach with M5, Junction 4, approximately a 20-minute drive away.*

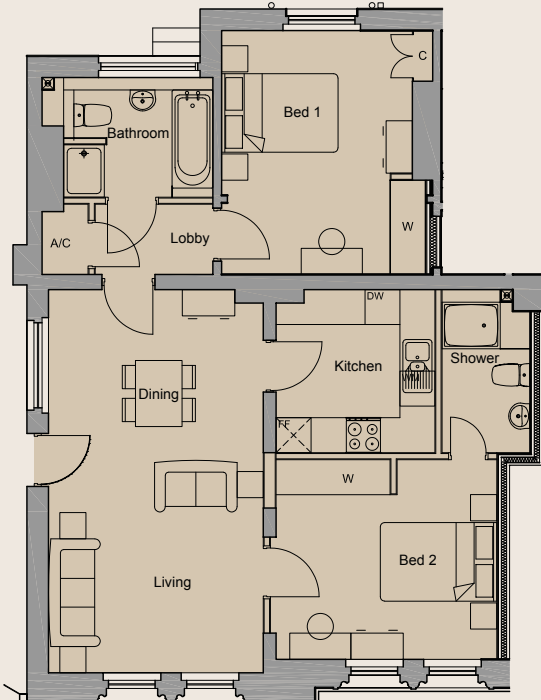


*All times and distances quoted are approximate and subject to traffic conditions.



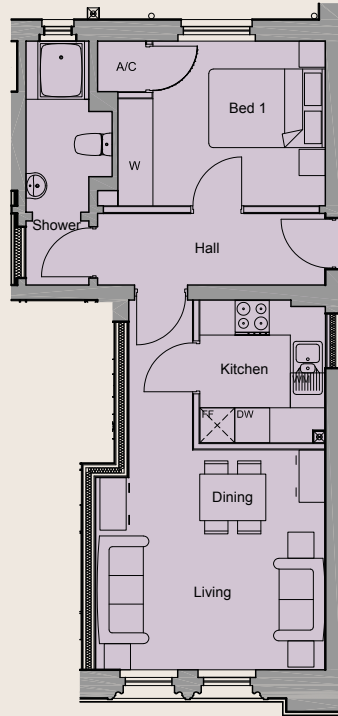
GROUND FLOOR APARTMENTS

APARTMENT 01
TWO BEDROOM



Net Area	77.1 Sq M	830 Sq Ft
Living	3.7m x 6.6m	12'1" x 21'7"
Kitchen	2.7m x 2.8m	8'11" x 9'2"
Bedroom 1	3.3m x 4.2m	10'9" x 13'9"
Bedroom 2	3.8m x 3.4m	12'5" x 11'3"
En-Suite	1.5m x 2.8m	4'11" x 9'2"
Bathroom	2.5m x 2.1m	8'5" x 6'9"

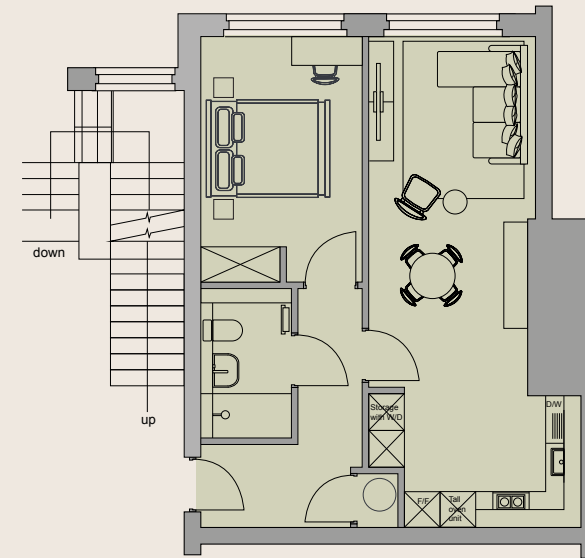
APARTMENT 02
ONE BEDROOM



Net Area	45.9 Sq M	495 Sq Ft
Living	3.9m x 3.8m	13'1" x 12'5"
Kitchen	2.2m x 2.5m	7'1" x 8'
Bedroom 1	3.6m x 2.9m	11'8" x 9'3"
Bathroom	1.5m x 4.2m	4'10" x 13'9"

All dimensions are maximum

APARTMENT 03
ONE BEDROOM



Net Area	47.6 Sq M	513 Sq Ft
Living/Kitchen	3.6m x 8.2m	11'9" x 27'0"
Bedroom 1	2.7m x 4.1m	8'11" x 13'7"
Bathroom	1.5m x 2.5m	4'11" x 8'2"

All dimensions are maximum



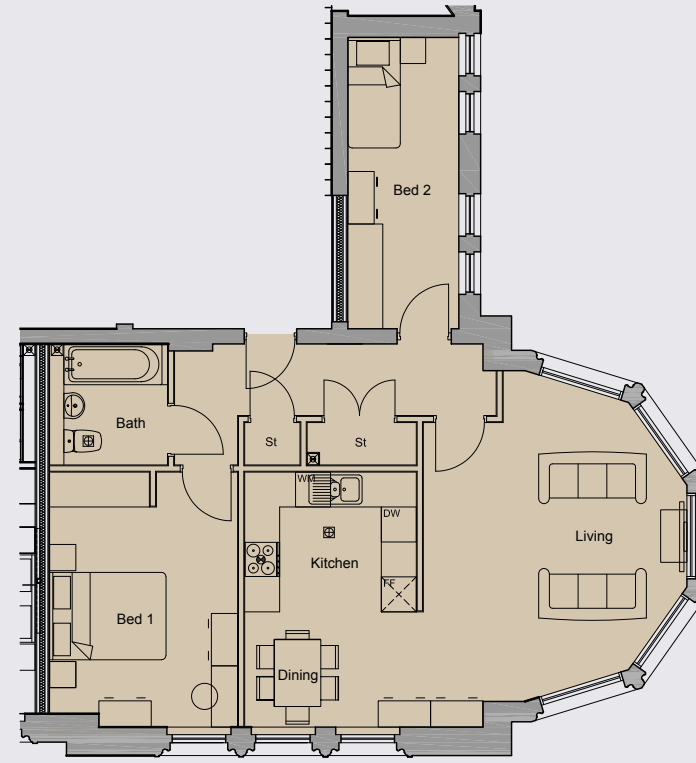
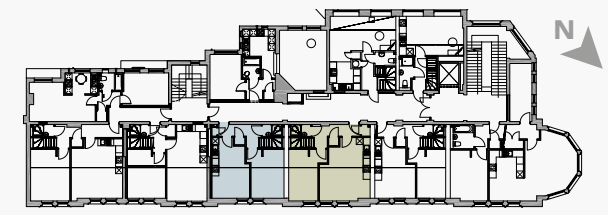
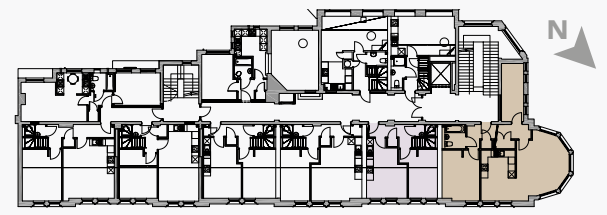
FIRST FLOOR APARTMENTS

APARTMENT 04
TWO BEDROOM

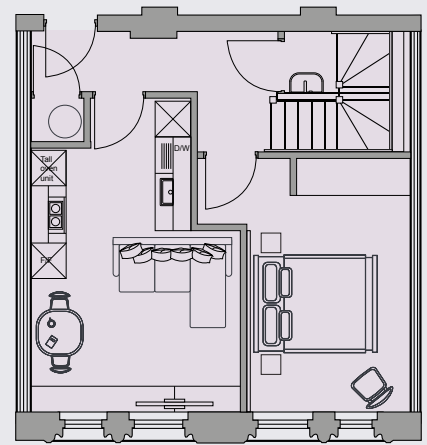
APARTMENT 05
TWO BEDROOM

APARTMENT 06
TWO BEDROOM

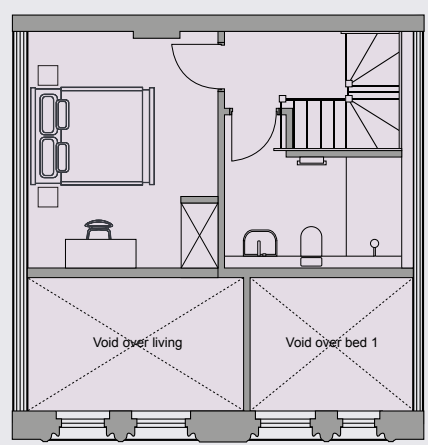
APARTMENT 07
TWO BEDROOM



Net Area	75.1 Sq M	809 Sq Ft
Living	4.5m x 5.7m	14'10" x 18'8"
Kitchen	2.9m x 4.4m	9'8" x 14'4"
Bedroom 1	3.2m x 4.3m	10'7" x 14'4"
Bedroom 2	1.9m x 5.0m	6'3" x 16'5"
Bathroom	1.8m x 2.1m	5'11" x 6'10"



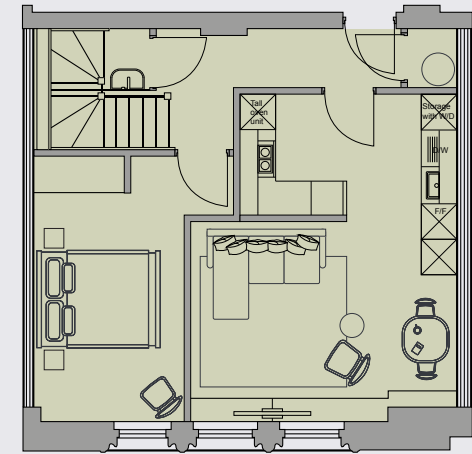
LOWER LEVEL



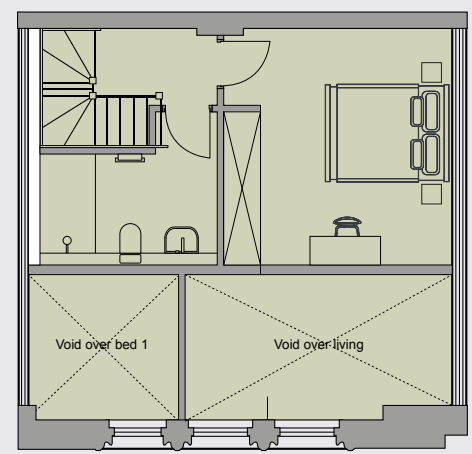
MEZZANINE LEVEL

Net Area	65.2 Sq M	702 Sq Ft
Living/Kitchen	3.6m x 5.2m	11'8" x 16'11"
Bedroom 1	2.6m x 4.2m	8'8" x 13'10"
Bedroom 2	2.9m x 3.9m	9'9" x 13'1"
Bathroom	3.2m x 2.6m	10'7" x 8'5"
WC	1.8m x 1m	5'11" x 3'4"

All dimensions are maximum



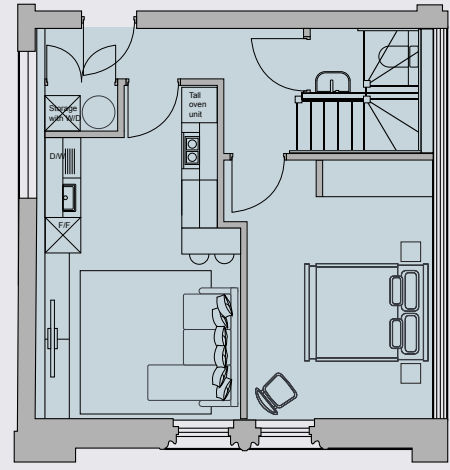
LOWER LEVEL



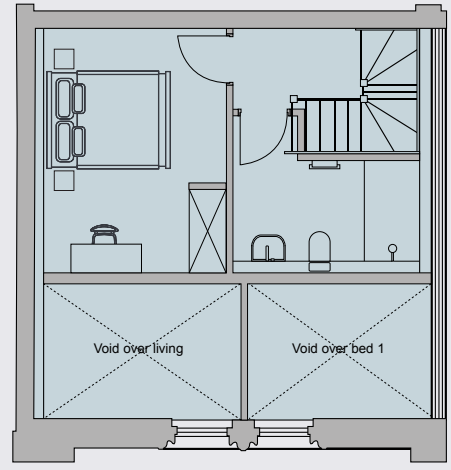
MEZZANINE LEVEL

Net Area	74.0 Sq M	797 Sq Ft
Living/Kitchen	4.5m x 5.2m	14'8" x 17'2"
Bedroom 1	2.5m x 4.4m	8'3" x 14'7"
Bedroom 2	3.8m x 4m	12'6" x 13'1"
Bathroom	3m x 2.5m	9'9" x 8'4"
WC	1.7m x 1.0m	5'6" x 3'4"

All dimensions are maximum



LOWER LEVEL



MEZZANINE LEVEL

Net Area	65.7 Sq M	708 Sq Ft
Living/Kitchen	3.2m x 5.2m	10'8" x 17'2"
Bedroom 1	3m x 4.2m	9'10" x 13'10"
Bedroom 2	3m x 4m	9'10" x 13'1"
Bathroom	3m x 2.5m	10' x 8'4"
WC	1.8m x 1m	5'10" x 3'4"



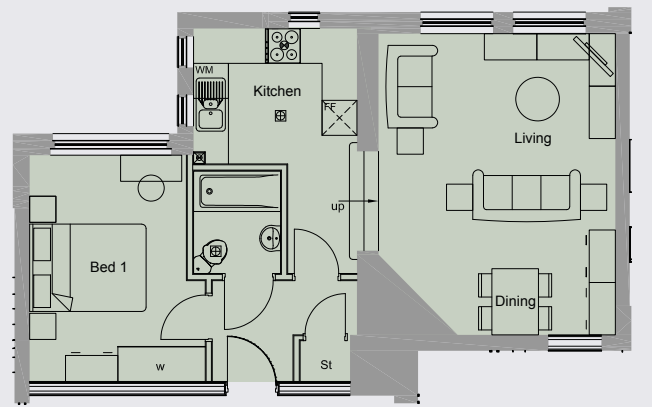
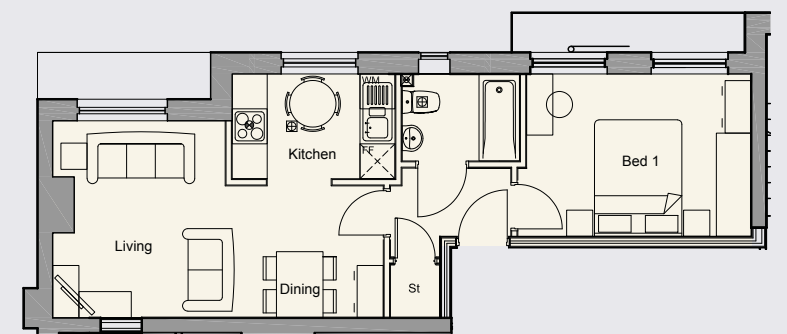
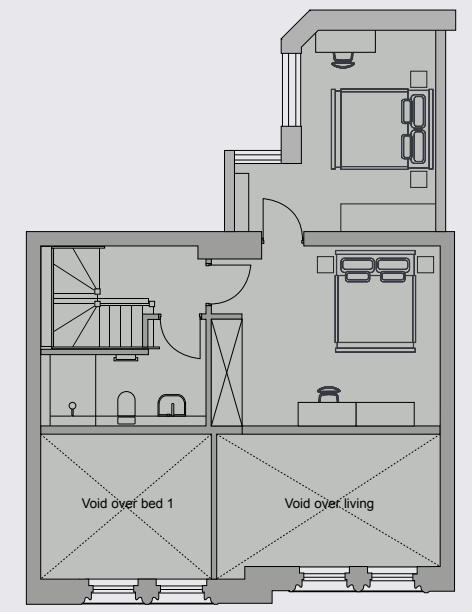
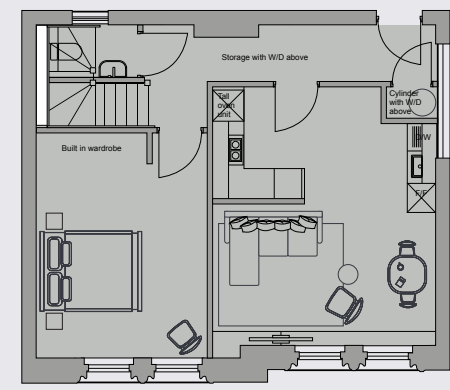
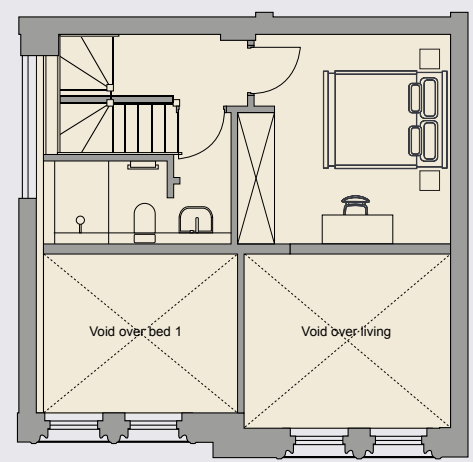
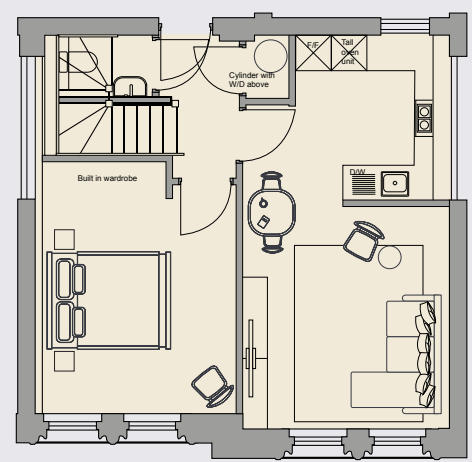
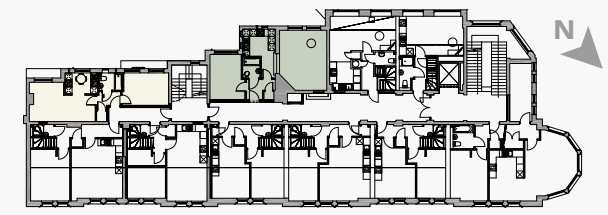
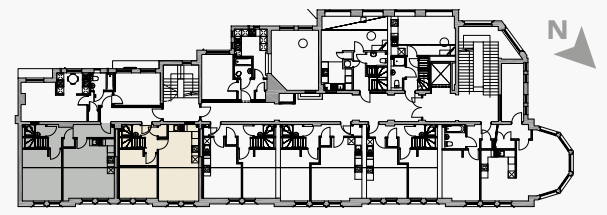
FIRST FLOOR APARTMENTS

APARTMENT 08
TWO BEDROOM

APARTMENT 09
TWO BEDROOM

APARTMENT 10
ONE BEDROOM

APARTMENT 11
TWO BEDROOM



LOWER LEVEL

MEZZANINE LEVEL

LOWER LEVEL

MEZZANINE LEVEL

Net Area	68.3 Sq M	736 Sq Ft
Living/Kitchen	3.5m x 6.6m	11'4" x 21'8"
Bedroom 1	3.3m x 4.2m	10'9" x 13'10"
Bedroom 2	3.6m x 3.5m	11'9" x 11'7"
Bathroom	3.2m x 2.2m	10'4" x 7'2"
WC	1.6m x 1m	5'2" x 3'4"

Net Area	78.6 Sq M	847 Sq Ft
Living/Kitchen	4.4m x 5.1m	14'6" x 16'10"
Bedroom 1	3.4m x 4.4m	11' 1" x 14'7"
Bedroom 2	4.5m x 3.5m	14'10" x 11'7"
Bathroom	3m x 2.1m	10'1" x 6'11"
WC	1.8m x 1m	5'10" x 3'4"

All dimensions are maximum

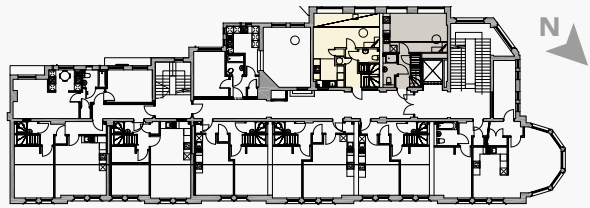
Net Area	39.9 Sq M	430 Sq Ft
Living	5.7m x 3.3m	18'8" x 11'1"
Kitchen	2.8m x 1.8m	9'2" x 5'11"
Bedroom	3.9m x 2.8m	12'8" x 9' 2"
Bathroom	2m x 1.5m	6'7" x 4'11"

All dimensions are maximum

Net Area	48.5 Sq M	523 Sq Ft
Living	4.0m x 5.2m	13'4" x 17"
Kitchen	2.8m x 2.3m	9'3" x 7'8"
Bedroom	2.7m x 3.9m	8'10" x 12'9"
Bathroom	1.5m x 1.8m	4'11" x 5'9"

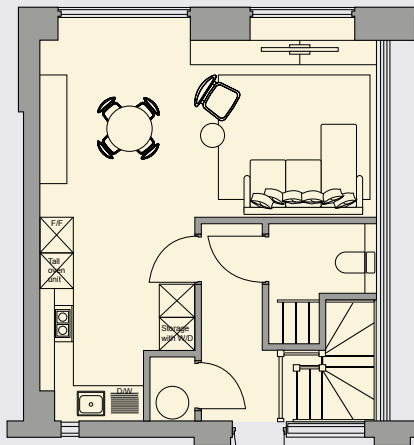


FIRST FLOOR APARTMENTS

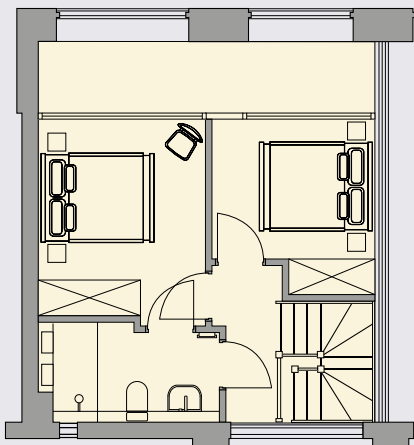


APARTMENT 12
TWO BEDROOM

APARTMENT 14
ONE BEDROOM

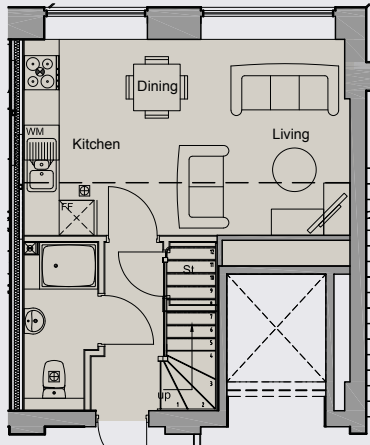


LOWER LEVEL

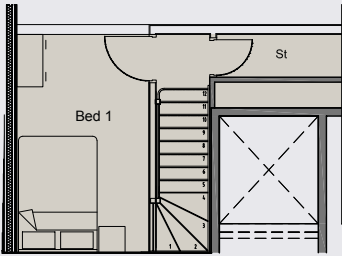


MEZZANINE LEVEL

Net Area	65 Sq M	700 Sq Ft
Living/Kitchen	5.7m x 6.4m	18'9" x 20'11"
Bedroom 1	2.8m x 3.2m	9'4" x 10'9"
Bedroom 2	2.7m x 2.9m	9' x 9'7"
Bathroom	3m x 1.6m	10'1" x 5'5"
WC	1.8m x 2m	5'11" x 6'6"



LOWER LEVEL

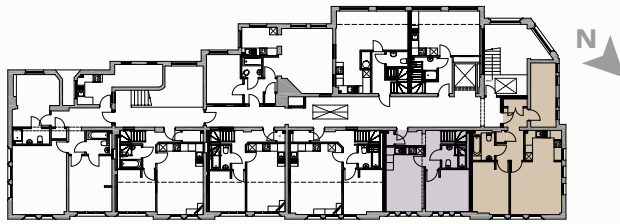


MEZZANINE LEVEL

Net Area	42.7 Sq M	460 Sq Ft
Living/Kitchen	5.6m x 3.4m	18'4" x 11'
Bedroom	2.3m x 3.7m	7'6" x 12'4"
Bathroom	1.3m x 2.9m	4'2" x 9'6"

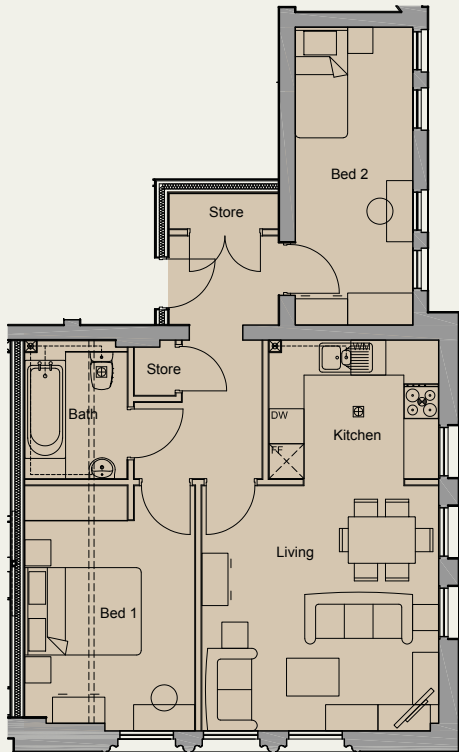
All dimensions are maximum

SECOND FLOOR APARTMENTS



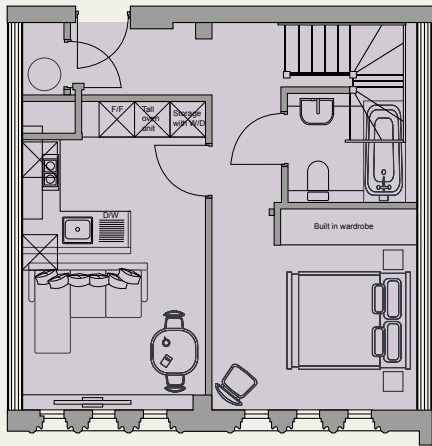
APARTMENT 15
TWO BEDROOM

APARTMENT 16
TWO BEDROOM

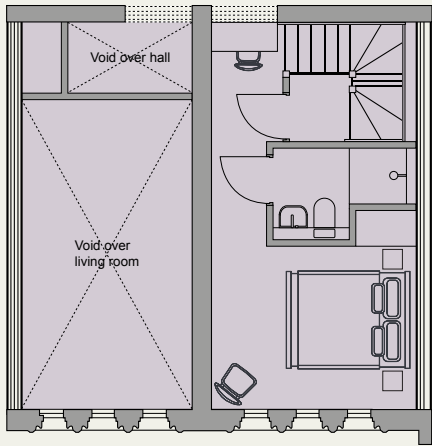


Net Area	63.6 Sq M	685 Sq Ft
Living	4.1m x 4.2m	13'4" x 13'10"
Kitchen	2.9m x 2.4m	9'7" x 7'10"
Bedroom 1	2.9m x 4.1m	9'7" x 13'5"
Bedroom 2	2m x 5.1m	6'8" x 16'9"
Bathroom	1.8m x 2.4m	5'9" x 7'10"

All dimensions are maximum



LOWER LEVEL

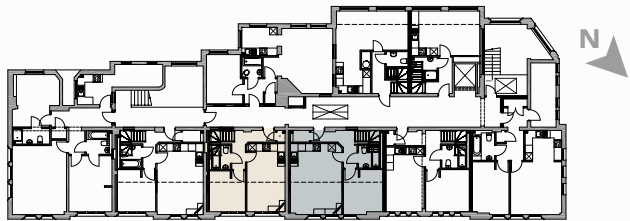


MEZZANINE LEVEL

Net Area	63.1 Sq M	680 Sq Ft
Living/Kitchen	3m x 5.2m	10' x 16'11"
Bedroom 1	3.5m x 3.4m	11'5" x 11'
Bedroom 2	3.5m x 3.3m	11'5" x 10'11"
Bathroom	2.2m x 1.8m	7'2" x 5'11"
Ensuite	2.3m x 1.5m	7'7" x 4'11"



SECOND FLOOR APARTMENTS

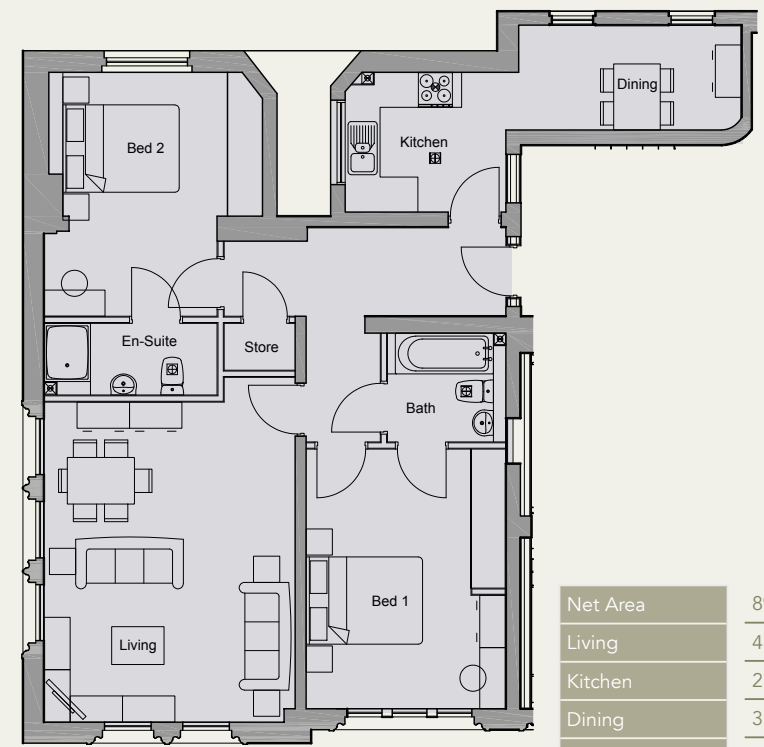
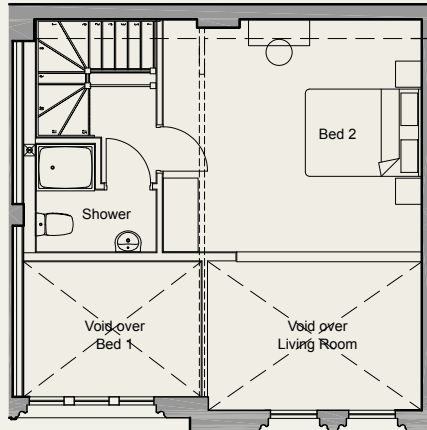
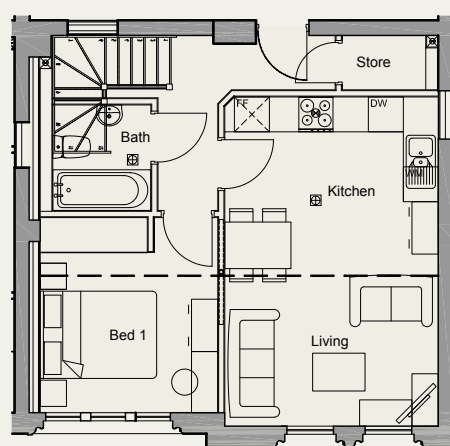
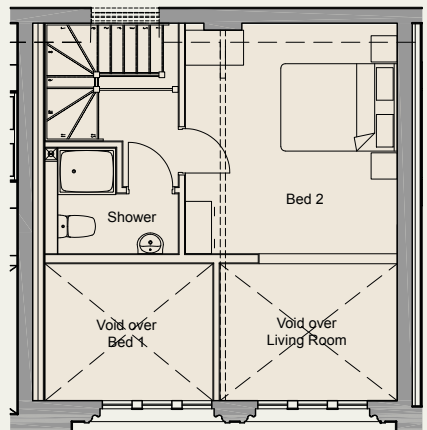
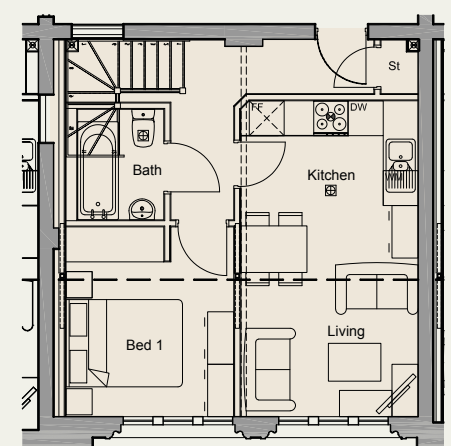
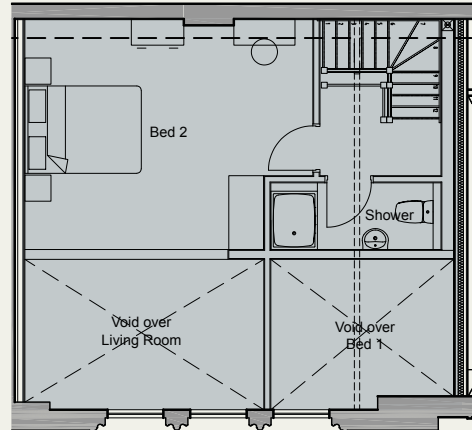
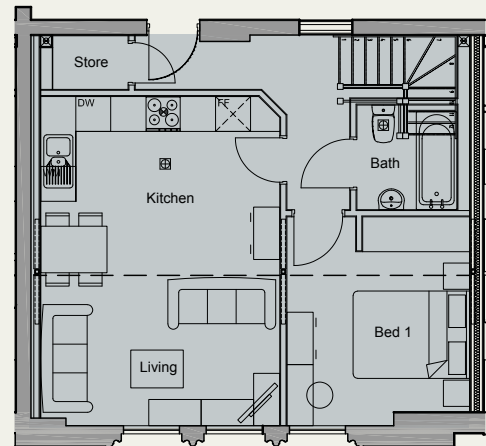
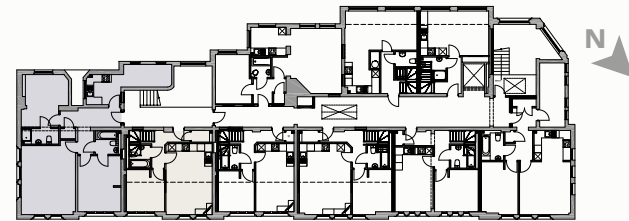


APARTMENT 17
TWO BEDROOM

APARTMENT 18
TWO BEDROOM

APARTMENT 19
TWO BEDROOM

APARTMENT 20
TWO BEDROOM



Net Area	70.1 Sq M	755 Sq Ft
Living/Kitchen	4.1m x 5.7m	13'6" x 18'7"
Bedroom 1	3.1m x 3.4m	10'4" x 11'
Bedroom 2	4.1m x 4m	13'6" x 13'
Bathroom	1.7m x 1.8m	5'8" x 5'11"
Ensuite	2.9m x 1.1m	9'7" x 3'9"

Net Area	61.0 Sq M	657 Sq Ft
Living/Kitchen	3m x 5.4m	10' x 17'10"
Bedroom 1	2.9m x 3.3m	9'5" x 10'8"
Bedroom 2	3.6m x 3.9m	11'1" x 13'
Bathroom	1.5m x 1.9m	4'10" x 6'3"
Ensuite	2.3m x 1.8m	7'6" x 5'11"

All dimensions are maximum

Net Area	69.9 Sq M	753 Sq Ft
Living/Kitchen	3.7m x 5.7m	12' x 18'7"
Bedroom 1	3m x 3.4m	10' x 11'
Bedroom 2	4.4m x 4m	14'7" x 13'1"
Bathroom	1.7m x 1.8m	5'6" x 5'11"
Ensuite	2.1m x 1.8m	6'9" x 6'1"

All dimensions are maximum

Net Area	89.8 Sq M	967 Sq Ft
Living	4.3m x 5.5m	14'2" x 18'1"
Kitchen	2.8m x 2.4m	9'1" x 7'10"
Dining	3.8m x 1.8m	12'7" x 5'11"
Bedroom 1	3.4m x 4.5m	11'3" x 14'8"
Bedroom 2	3.7m x 4.2m	12' x 13'9"
Bathroom	2m x 1.9m	6'8" x 6'2"
Ensuite	3m x 1.2m	9'9" x 4'

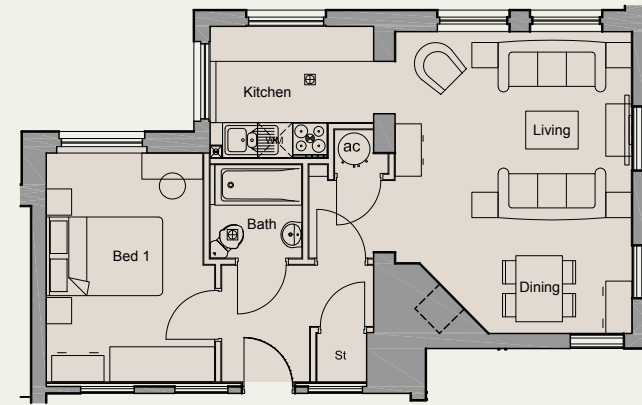
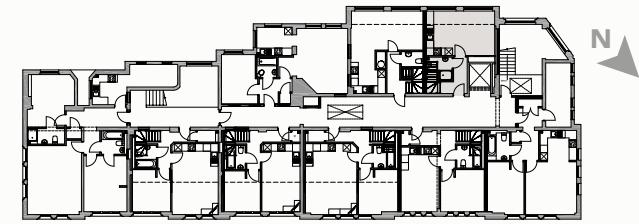
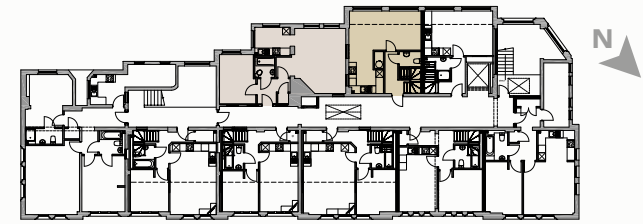


SECOND FLOOR APARTMENTS

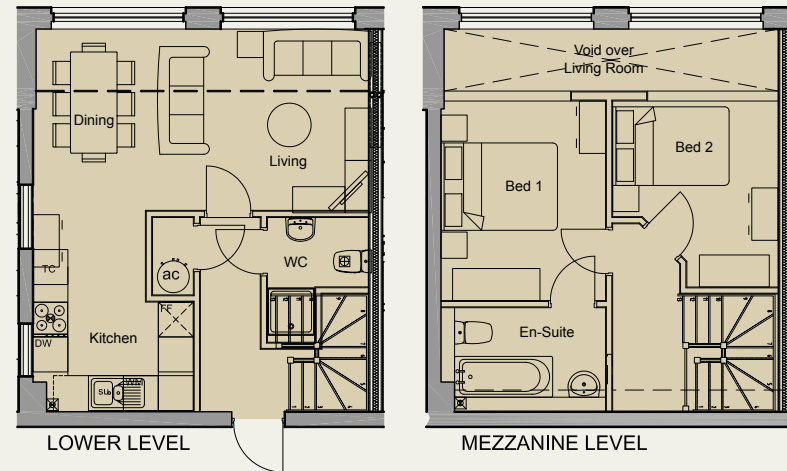
APARTMENT 21
ONE BEDROOM

APARTMENT 22
TWO BEDROOM

APARTMENT 23
ONE BEDROOM

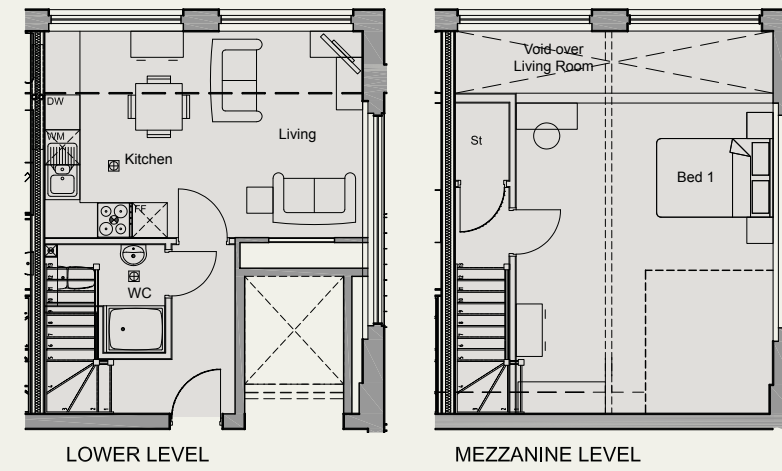


Net Area	49.1 Sq M	529 Sq Ft
Living	4.1m x 5.2m	13'4" x 17'
Kitchen	2.8m x 2.3m	9'3" x 7'5"
Bedroom	2.7m x 3.9m	8'10" x 12'11"
Bathroom	1.6m x 1.6m	5'2" x 5'3"



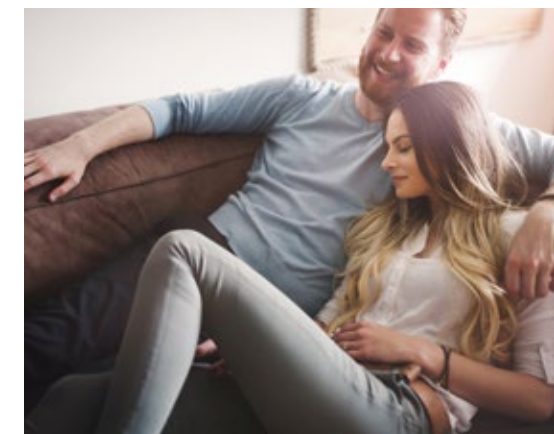
Net Area	66.6 Sq M	717 Sq Ft
Living/Kitchen	5.8m x 6.6m	18'11" x 21'7"
Bedroom 1	3.4m x 2.8m	11'3" x 9'3"
Bedroom 2	3.2m x 2.8m	10'6" x 9'4"
Ensuite	1.8m x 2.8m	5'10" x 9'3"
WC	1.8m x 1.2m	5'10" x 3'11"

All dimensions are maximum



Net Area	55.2 Sq M	595 Sq Ft
Living/Kitchen	5.5m x 3.5m	17'11" x 11'8"
Bedroom	4.4m x 5.3m	14'6" x 17'6"
Bathroom	2.1m x 1.8m	6'9" x 6'1"

All dimensions are maximum



SPECIFICATION

KITCHEN

- Custom designed fitted kitchens with soft closing doors and drawers.
- Complemented with high quality Corian or Formica colour match worktops and splash back
- Quality interrogated appliances including oven, hob, fridge, freezer, washer dryer and dish washer *
- Stainless steel sink with mixer tap
- Kitchen Extractor

BATHROOM / EN-SUITE / CLOAKROOM

- White Custom designed bathroom suites with Duravit, Geberit or similar sanitary wear.
- Duravit or similar wall hung basin with chrome mixer tap
- Concealed cistern toilet system
- Walk-in showers or Low profile shower trays with glass shower enclosures.
- Thermostatic controlled shower heads
- Baths with were applicable with stainless steel mixer taps
- Electric Chrome heated towel rail

FLOORS AND WALL FINISHES

- Karnden or similar distressed effect flooring to hallway and living and kitchen area
- Carpets to bedrooms
- High quality ceramic tiles to bathroom feature wall and ceramic floor tiles in bathroom
- Colour matching matt emulsion wall paints throughout

ELECTRICAL

- Telecom & Data points in living and main bedroom
- TV sockets to living room and main bedroom
- Wall mounted sockets and switches
- Hard-wire smoke detectors

LIGHTING

- Energy efficient LED lighting throughout
- Down lights to kitchen, hallway and bathroom and en-suites
- Wall lights to living areas and bedrooms

HEATING

- Wall mounted thermostatically controlled electric radiators.

WINDOWS

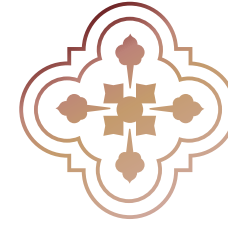
- Secondary glazing where applicable

SECURITY & PEACE OF MIND

- 10 Year structural warranty
- 12 Months appliance warranty
- PIR enabled communal lighting
- Secure entry intercom system to each apartments

COMMUNAL AREAS

- Secure door entry system
- Cycle store in basement
- Parking available*



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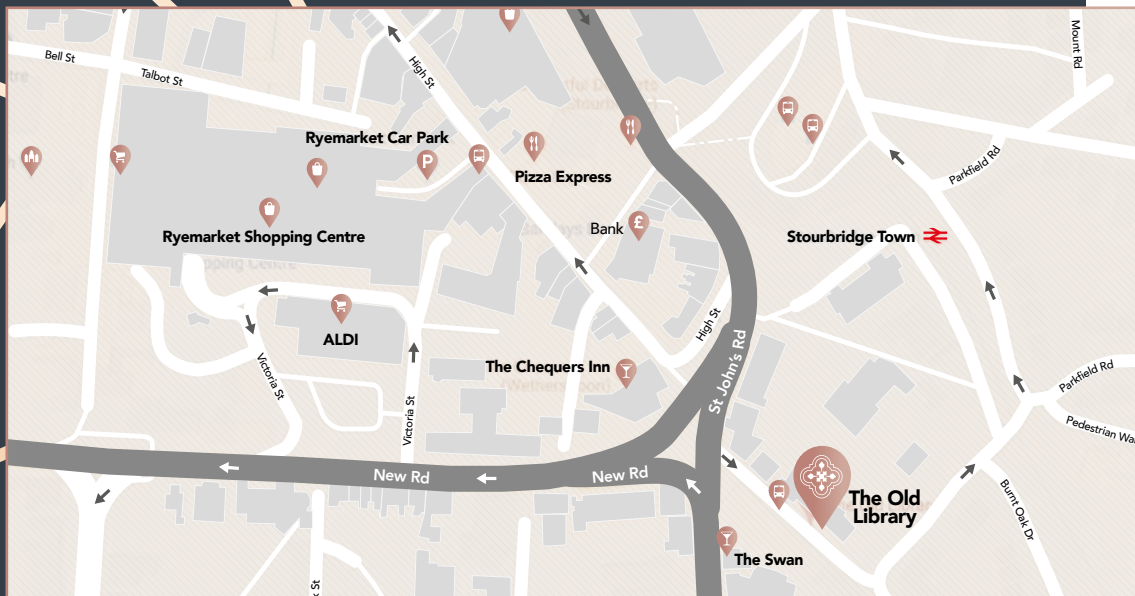


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Disclaimer

All floor plan measurements are approximate and are to be used as a guide only, and do not form part of any contract.

All efforts have been made to ensure accuracy at time of print, but changes may be made during the development process.