



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

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.





MUSIC



SCIENCE



LIFE





THE BUILDING



THE BUILDING

“*Stourbridge Library dates back to the Edwardian Era, it is a magnificent example of public building architecture, with beautiful proportioned windows, features and fabulous stained glass.*

Our job as designers is to celebrate the modernity of contemporary living with the traditional aspects of the building.

The open plan living space has a very contemporary soft grey handle-less kitchen with a minimal solid surface work top. Gentle, modern colours and furnishings of the show-home have been chosen to complement the strength of the powerful arched windows. Stripped oak style floors have been used throughout to give a contemporary feel.

Cutting edge light-fittings and accessories have been used to show the full potential of creating an individual and stylish apartment.

The show-home boasts a mezzanine style bedroom which architecturally dissects the living space exaggerating the enormous height and uniqueness of these apartments.

The bathrooms are designed in a contemporary style, with modern sanitary ware, taps and showers, with minimal shower screens, warmth and interest are added by the use of calm coloured geometric feature wall tiles.”

Suzanne Barnes MA





HAGLEY ROAD

COMING SOON
LUXURY
1 & 2 BEDROOM
APARTMENTS
CLAREMONT
0121 236 8310



AN EXCEPTIONAL LOCATION





CHANT

KOLL'S
IND
RK'S
WINE MERCHANT

OLD BANK

THE OLD BANK
FRESH SALAD
AND QUICHE

CARLING

CARLING LIGHT

CARLING

THE 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.



Stourbridge Town Centre

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



Stourbridge Canal Lock

THE LOCATION

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.



COCK
&
BULL
CO

COCK
&
BULL

John Pargeter

COCK & BULL
CO

COCK & BULL
CO

LICENSERS
HALL
COCK & BULL





APARTMENTS

APARTMENT CONTENTS

GROUND FLOOR APARTMENTS

APARTMENT 01 p17  2
 APARTMENT 02 p18  1
 APARTMENT 03 p18  1

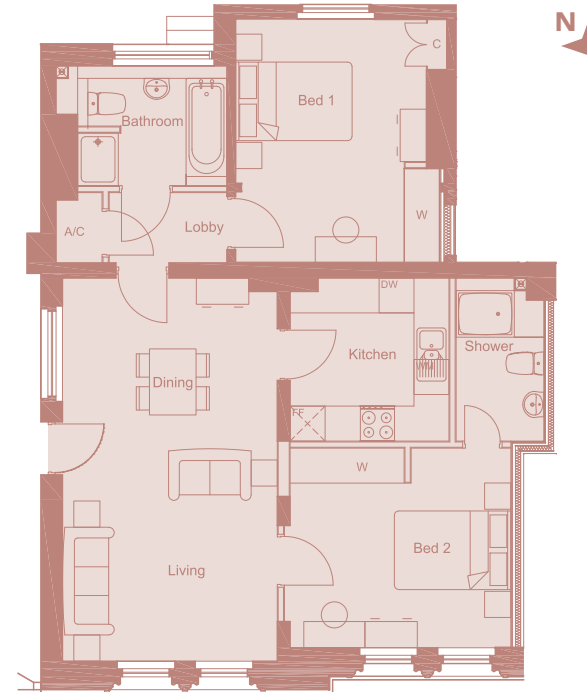
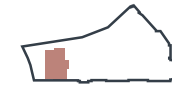
FIRST FLOOR APARTMENTS

APARTMENT 04 p19  2
 APARTMENT 05 p19  2
 APARTMENT 06 p20  2
 APARTMENT 07 p20  2
 APARTMENT 08 p21  2
 APARTMENT 09 p21  2
 APARTMENT 10 p22  1
 APARTMENT 11 p22  2
 APARTMENT 12 p23  2
 APARTMENT 14 p23  1

SECOND FLOOR APARTMENTS

APARTMENT 15 p24  2
 APARTMENT 16 p24  2
 APARTMENT 17 p25  2
 APARTMENT 18 p25  2
 APARTMENT 19 p26  2
 APARTMENT 20 p26  2
 APARTMENT 21 p27  1
 APARTMENT 22 p27  2
 APARTMENT 23 p28  1

APARTMENT 01 | **FLOOR LOCATOR**
 TWO BEDROOM | GROUND FLOOR

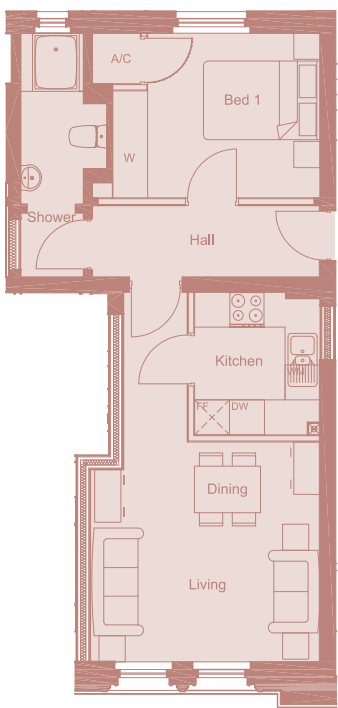


Net Area	77.1 Sq M	830 Sq Ft
Living	3.7m x 6.6m	12'1" x 21'7"
Kitchen	2.7m x 2.8m	8'11" x 9'2"
Bedroom 1	3.3m x 4.2m	10'9" x 13'9"
Bedroom 2	3.8m x 3.4m	12'5" x 11'3"
En-Suite	1.5m x 2.8m	4'11" x 9'2"
Bathroom	2.5m x 2.1m	8'5" x 6'9"

All dimensions are maximum

APARTMENT 02
ONE BEDROOM

FLOOR LOCATOR
GROUND FLOOR

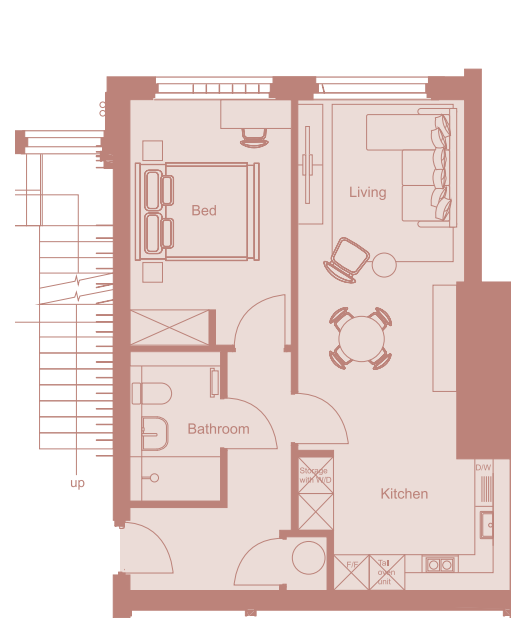


Net Area	45.9 Sq M	495 Sq Ft
Living	3.9m x 3.8m	13'1" x 12'5"
Kitchen	2.2m x 2.5m	7'1" x 8'
Bedroom 1	3.6m x 2.9m	11'8" x 9'3"
Bathroom	1.5m x 4.2m	4'10" x 13'9"

All dimensions are maximum

APARTMENT 03
ONE BEDROOM

FLOOR LOCATOR
GROUND FLOOR

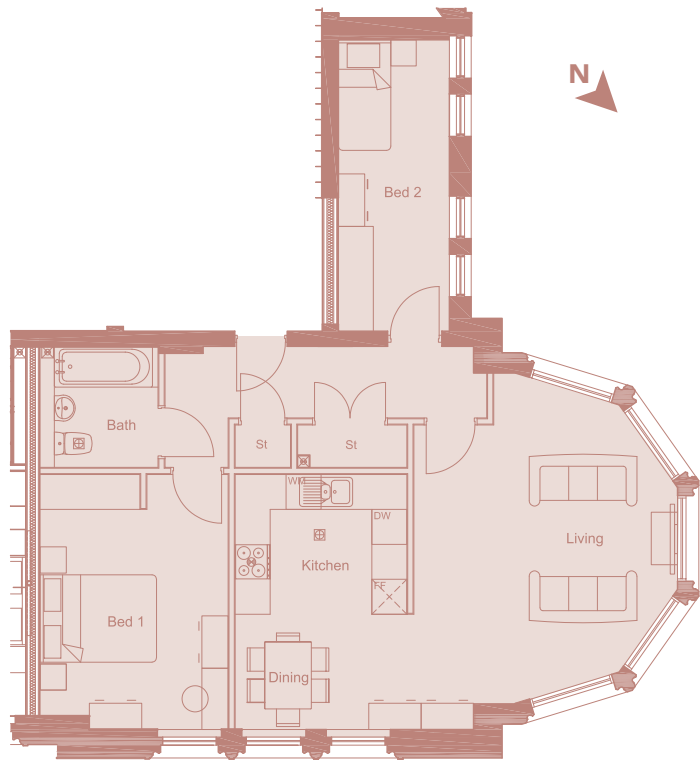


Net Area	47.6 Sq M	513 Sq Ft
Living/Kitchen	3.6m x 8.2m	11'9" x 27'0"
Bedroom 1	2.7m x 4.1m	8'11" x 13'7"
Bathroom	1.5m x 2.5m	4'11" x 8'2"

All dimensions are maximum

APARTMENT 04
TWO BEDROOM

FLOOR LOCATOR
FIRST FLOOR



APARTMENT 05
TWO BEDROOM

FLOOR LOCATOR
FIRST FLOOR



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"

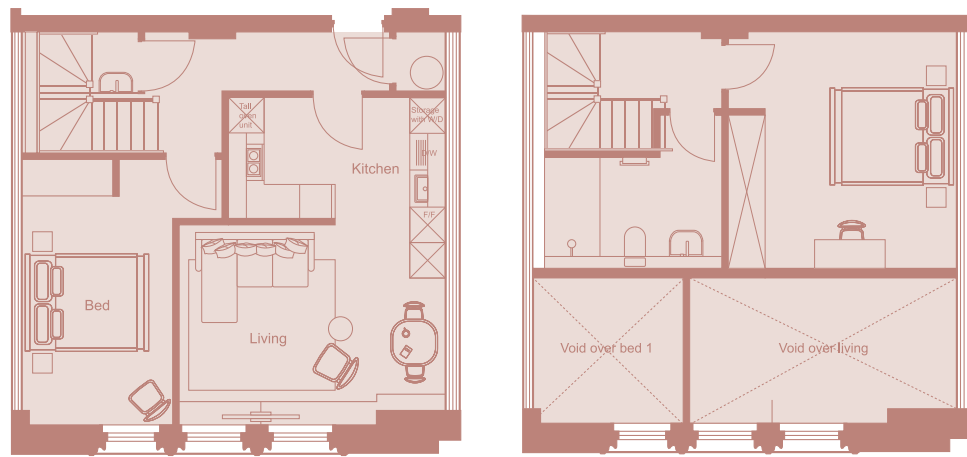
All dimensions are maximum

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

APARTMENT 06
TWO BEDROOM

FLOOR LOCATOR
FIRST FLOOR



LOWER LEVEL

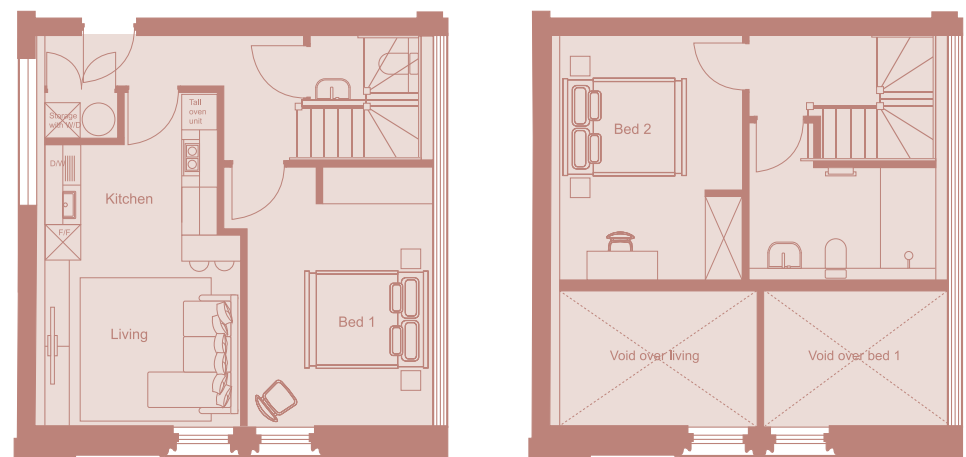
MEZZANINE LEVEL

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

APARTMENT 07
TWO BEDROOM

FLOOR LOCATOR
FIRST FLOOR



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"

All dimensions are maximum

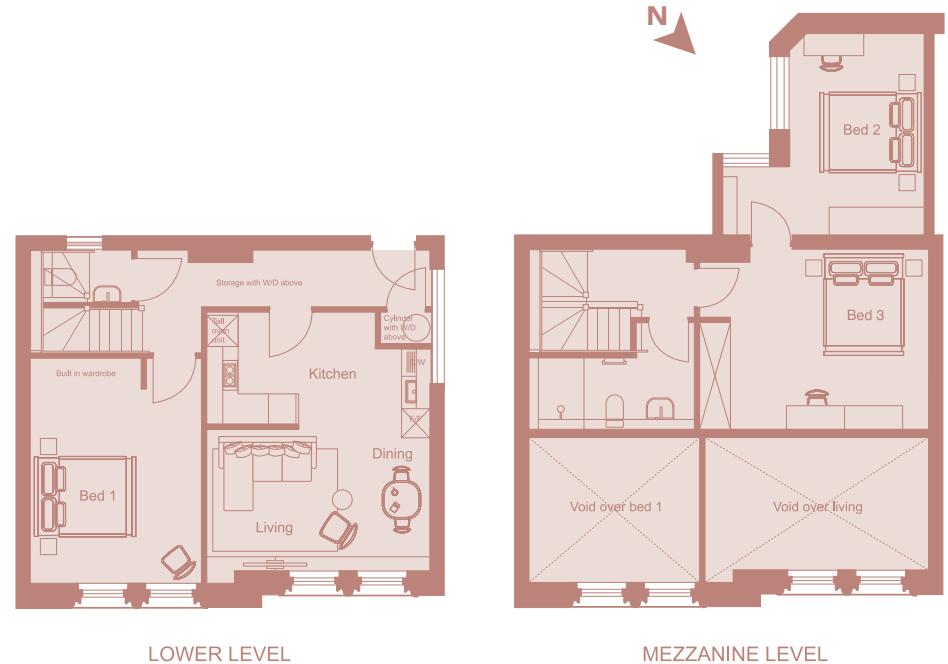
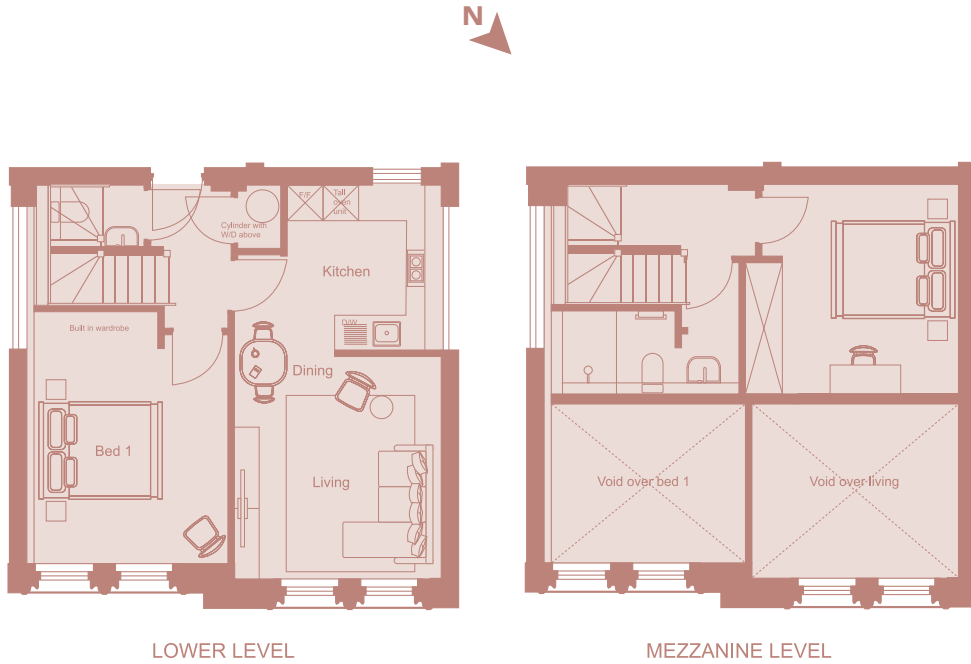
APARTMENT 08
TWO BEDROOM

FLOOR LOCATOR
FIRST FLOOR



APARTMENT 09
TWO BEDROOM

FLOOR LOCATOR
FIRST FLOOR



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"

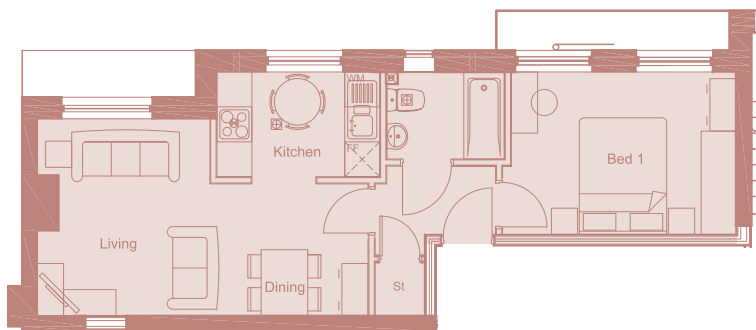
All dimensions are maximum

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

APARTMENT 10
ONE BEDROOM

FLOOR LOCATOR
FIRST FLOOR

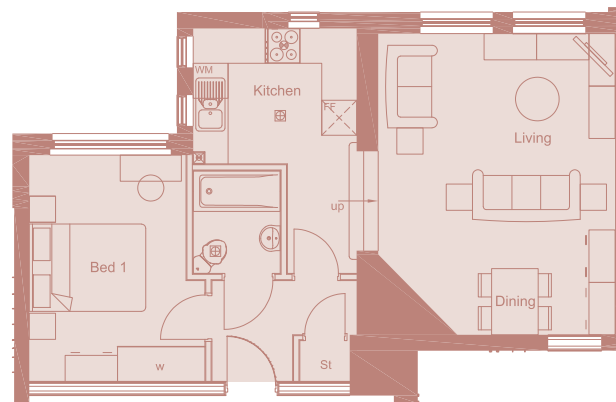


Net Area	39.9 Sq M	430 Sq Ft
Living	5.7m x 3.3m	18'8" x 11'1"
Kitchen	2.8m x 1.8m	9'2" x 5'11"
Bedroom	3.9m x 2.8m	12'8" x 9' 2"
Bathroom	2m x 1.5m	6'7" x 4'11"

All dimensions are maximum

APARTMENT 11
TWO BEDROOM

FLOOR LOCATOR
FIRST FLOOR



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"

All dimensions are maximum

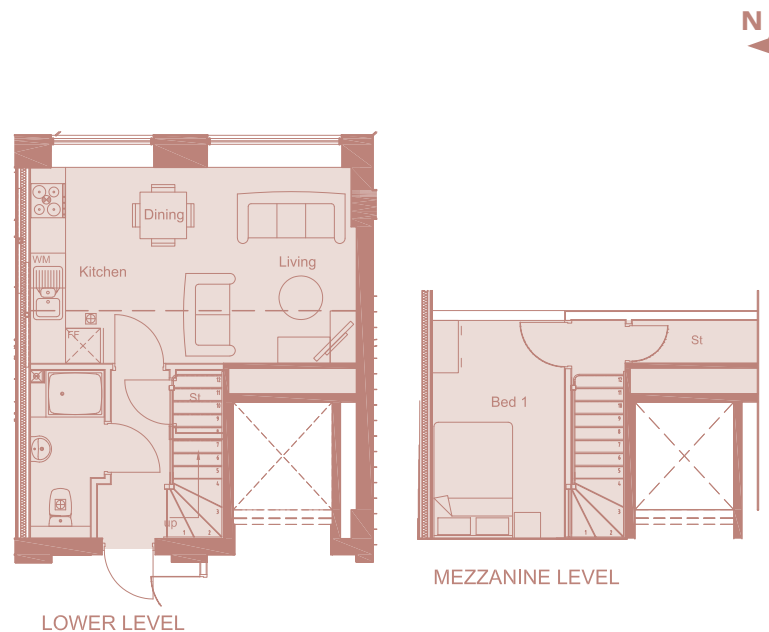
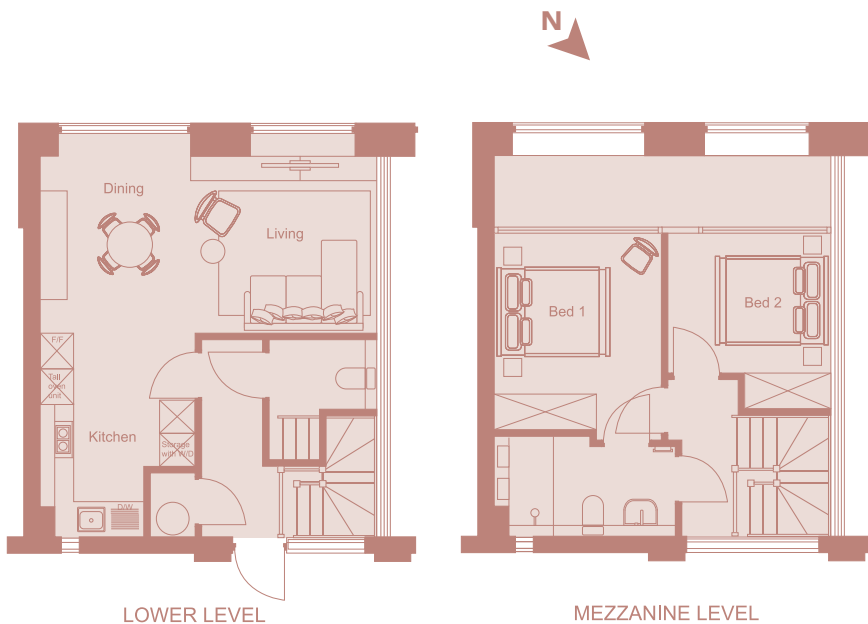
APARTMENT 12
TWO BEDROOM

FLOOR LOCATOR
FIRST FLOOR



APARTMENT 14
ONE BEDROOM

FLOOR LOCATOR
FIRST FLOOR



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"

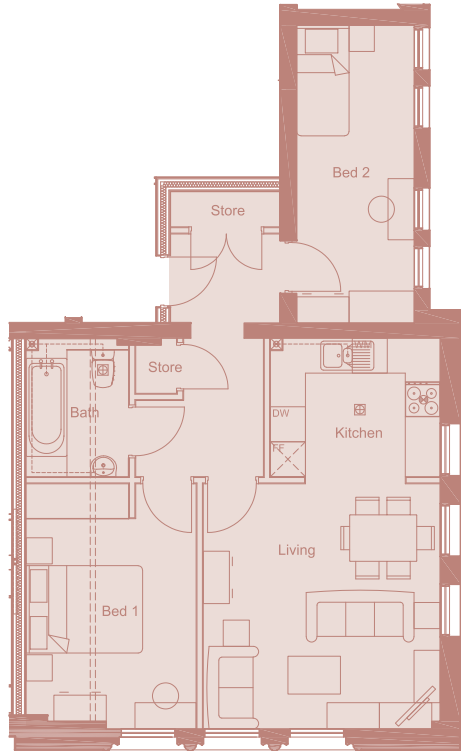
All dimensions are maximum

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

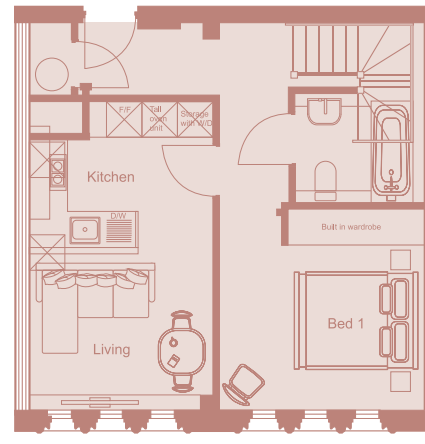
APARTMENT 15
TWO BEDROOM

FLOOR LOCATOR
SECOND FLOOR

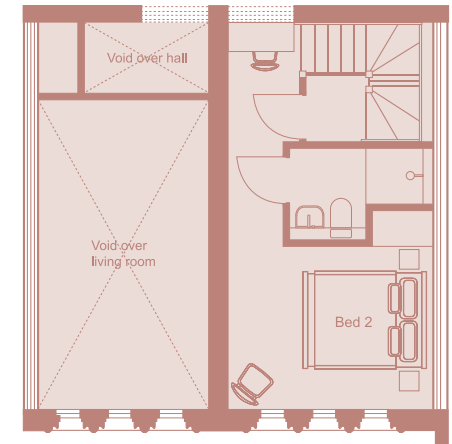


APARTMENT 16
TWO BEDROOM

FLOOR LOCATOR
SECOND FLOOR



LOWER LEVEL



MEZZANINE LEVEL



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"

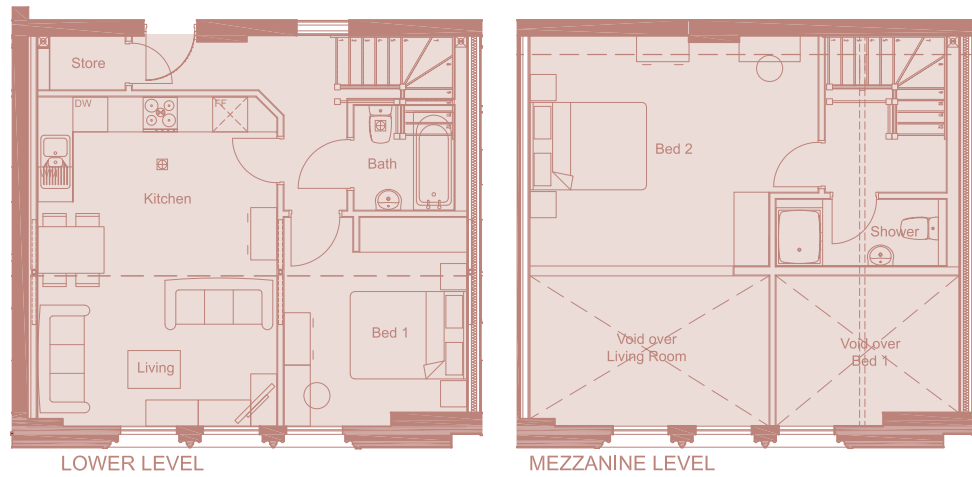
All dimensions are maximum

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"

All dimensions are maximum

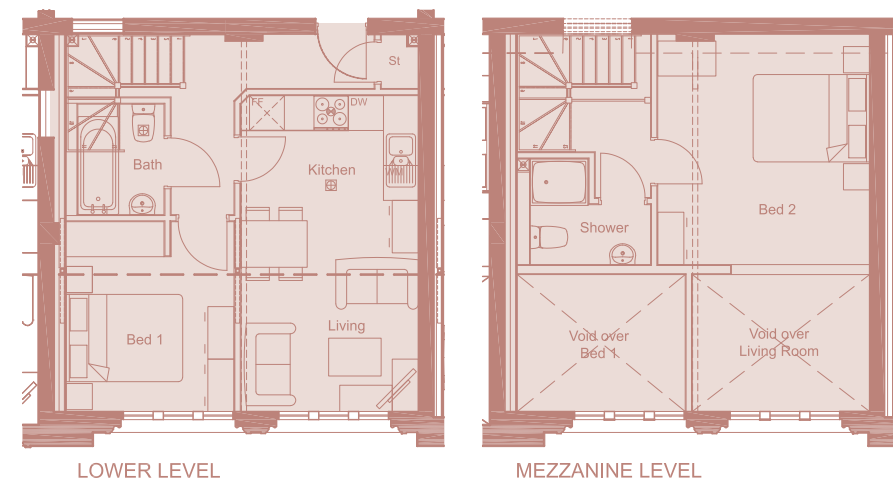
APARTMENT 17
TWO BEDROOM

FLOOR LOCATOR
SECOND FLOOR



APARTMENT 18
TWO BEDROOM

FLOOR LOCATOR
SECOND FLOOR



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"

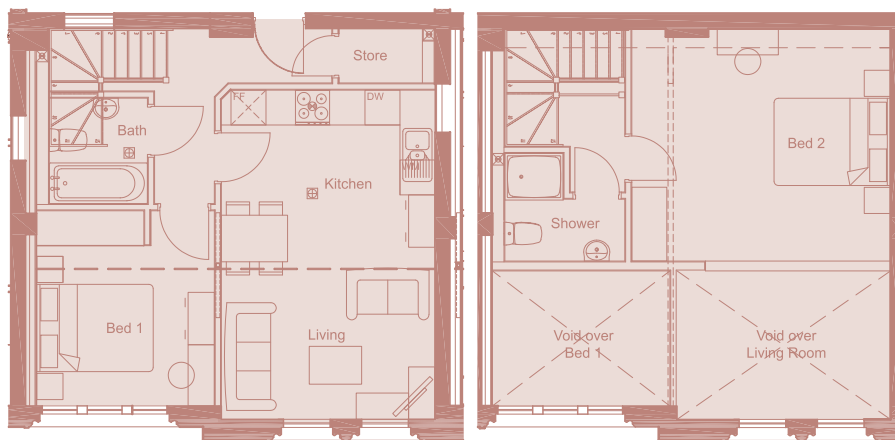
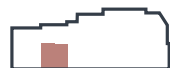
All dimensions are maximum

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

APARTMENT 19
TWO BEDROOM

FLOOR LOCATOR
SECOND FLOOR



LOWER LEVEL

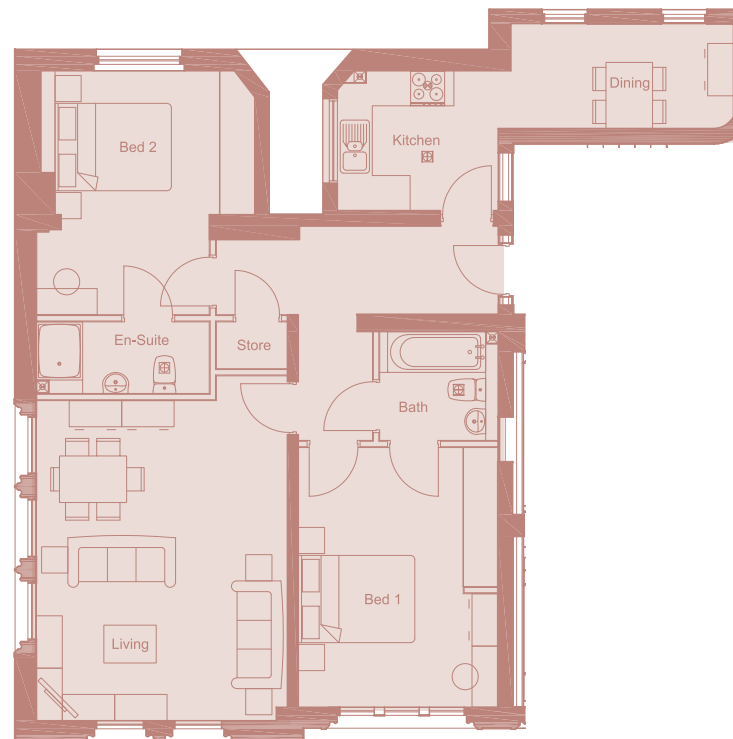
MEZZANINE LEVEL

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

APARTMENT 20
TWO BEDROOM

FLOOR LOCATOR
SECOND FLOOR

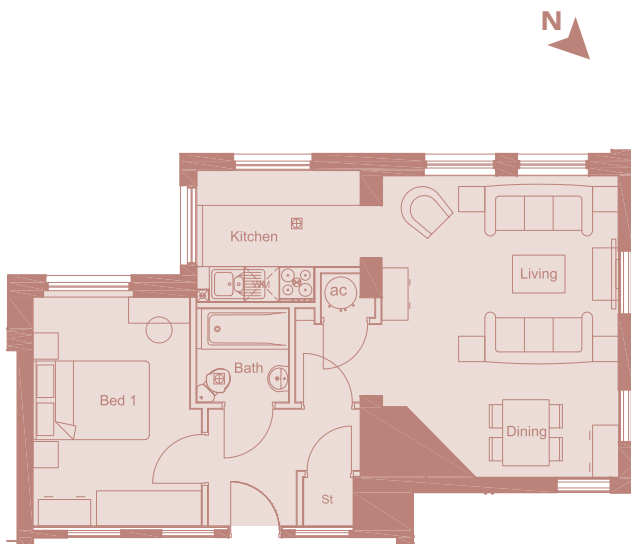


Net Area	89.8 Sq M	967 Sq Ft
Living	4.3m x 5.5m	14'2" x 18'1"
Kitchen	2.8m x 2.4m	9'1" x 7'10"
Dining	3.8m x 1.8m	12'7" x 5'11"
Bedroom 1	3.4m x 4.5m	11'3" x 14'8"
Bedroom 2	3.7m x 4.2m	12' x 13'9"
Bathroom	2m x 1.9m	6'8" x 6'2"
Ensuite	3m x 1.2m	9'9" x 4'

All dimensions are maximum

APARTMENT 20
ONE BEDROOM

FLOOR LOCATOR
SECOND FLOOR

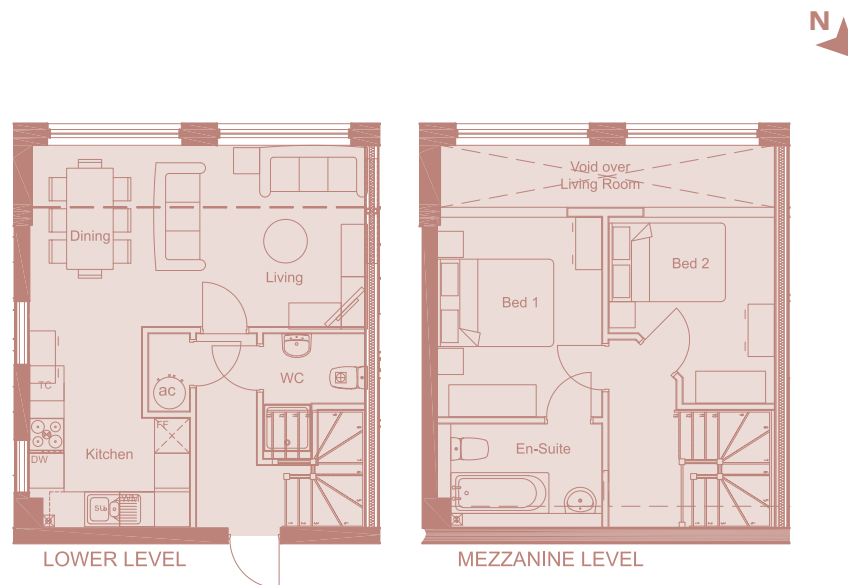


Net Area	49.1 Sq M	529 Sq Ft
Living	4.1m x 5.2m	13'4" x 17'
Kitchen	2.8m x 2.3m	9'3" x 7'5"
Bedroom	2.7m x 3.9m	8'10" x 12'11"
Bathroom	1.6m x 1.6m	5'2" x 5'3"

All dimensions are maximum

APARTMENT 22
TWO BEDROOM

FLOOR LOCATOR
SECOND FLOOR

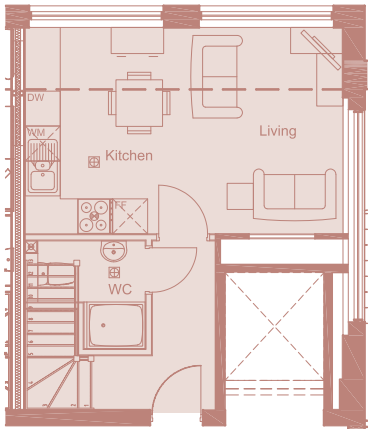


Net Area	66.6 Sq M	717 Sq Ft
Living/Kitchen	5.8m x 6.6m	18'11" x 21'7"
Bedroom 1	3.4m x 2.8m	11'3" x 9'3"
Bedroom 2	3.2m x 2.8m	10'6" x 9'4"
Ensuite	1.8m x 2.8m	5'10" x 9'3"
WC	1.8m x 1.2m	5'10" x 3'11"

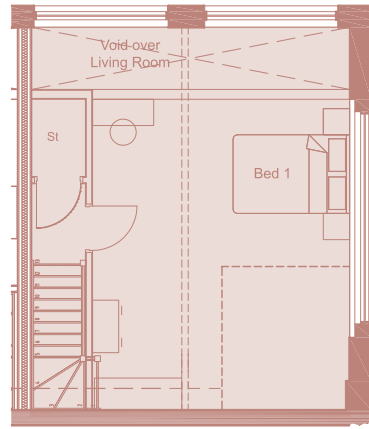
All dimensions are maximum

APARTMENT 23
ONE BEDROOM

FLOOR LOCATOR
SECOND FLOOR



LOWER LEVEL



MEZZANINE LEVEL

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

- Karndean 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

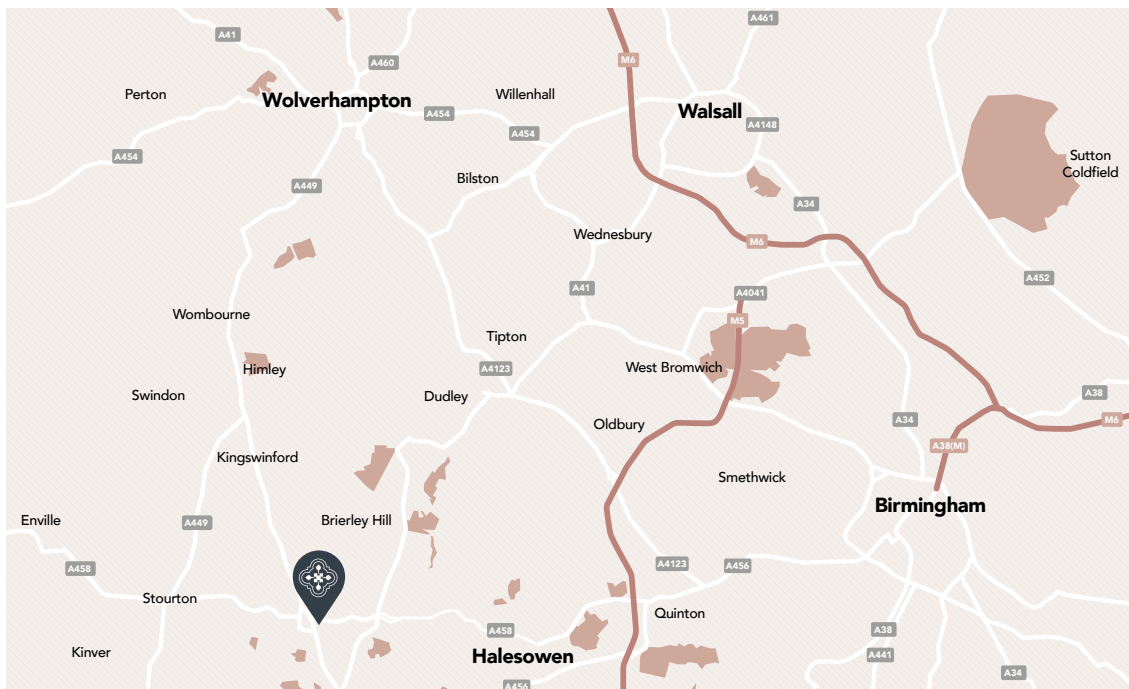
- Secondary glazing where applicable

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*



 LOCATION

The Old Library
Hagley Rd, Stourbridge DY8 1QH

SAT NAV
DY8 1QH

 CONTACT



T: 01384 379450
www.lexallan.co.uk



T: +44 121 236 3310 | E: info@claremontpropertygroup.co.uk
www.claremontpropertygroup.co.uk

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.