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High Lodge Farm House

Iverley, Stourbridge

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High Lodge Farm House, Iverley DY7 6PP

High Lodge Farm House is a surprisingly spacious 4 Bedroom Family Home set in a quadrangle Terrace of properties and is part of an original conversion of just 4 properties enjoying a semi-rural location in Iverley on the edge of Norton being approached from Greyhound Lane or the top end of The Broadway, turning into Sugar Loaf Lane and immediately onto Roman Road, where the property is accessed from a Driveway off on the left hand side after about 250 yards.

The location is convenient for amenities within Stourbridge Town just a short distance away, with leisure facilities including both Stourbridge Golf & Tennis Clubs, nearby Mary Stevens Park and open countryside with delightful walks. There is also excellent road access to Junctions 3 & 4 of the M5 Motorway and train stations at Stourbridge & Hagley providing commuter links to Birmingham and beyond.

With gas central heating, double glazing and comprising: Reception Hall, Guest Cloakroom, Study, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Landing, 4 Bedrooms (3 with En-suite) and Carport.

OVERALL, A GREAT OPPORTUNITY FOR A LARGE FAMILY HOME – IN A SEMI-RURAL LOCATION WITH CONVENIENCE – AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Recessed Entrance with part double glazed UPVC door and side screen opening to the Reception Hall having a 2 flight open tread staircase leading off to the 1st Floor, radiator with cover and doors leading off.

There is a Guest Cloakroom having a white suite with WC, basin, tiled floor, part tiled walls and obscure UPVC double glazed front window.

The Study has front and side UPVC double glazed window.

There is a generous Lounge having brick fireplace with hearth and Firefox log burner, 2 large UPVC double glazed front fixed windows, UPVC double glazed side window and UPVC double glazed side doors to Garden.

A small paned glazed door opens to the Dining Room with UPVC double glazed side window, door to Kitchen, Cupboard with Worcester gas central heating boiler and OSO hot water storage tank. A door gives access with steps down to the Cellar.

There is a large Breakfast Kitchen having a range of grey shaker style base cupboards and drawers, display cupboard, double wall cupboard and plate rack, further plate rack with end cupboard, Leisure range cooker with cooker hood over, sink and mixer tap, worktops and tiled splashbacks, Lamona integrated dishwasher, integrated fridge, integrated freezer, wine cooler, centre Island breakfast bar with cupboards below, tiled floor, recessed ceiling lights, under cupboard lights, 2 side UPVC double glazed windows and part UPVC double glazed door to Utility Room.

The Utility Room has a worktop with sink and mixer tap, appliance spaces, double base cupboard, tiled splashback, rear UPVC double glazed fixed window with extractor, recessed ceiling lights, UPVC double glazed side window and part double glazed side UPVC door to Carport.





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On the 1st Floor, there is a Landing having 2 radiators, UPVC double glazed rear window, loft access and doors leading off.

Bedroom 1 is a generous size room having a front and side UPVC double glazed window and door to En-Suite Bathroom, which also has an access door from the Landing and has a white suite including bath, WC, basin, corner tiled shower cubicle with curved screen doors and waterfall shower, part tiled walls, tiled floor, shaver point, 2 UPVC double glazed front windows (one non-opener) and recessed ceiling lights.

Bedroom 2 has a UPVC double glazed side window and door to En-suite having a white suite with corner tiled shower cubicle having curved screen doors and waterfall shower, WC basin, part tiled walls, tiled floor, shaver point, extractor and recessed ceiling lights.

Bedroom 3 has a UPVC double glazed window on either side and door to En-suite having a white suite with corner tiled shower cubicle having curved screen doors and waterfall shower, corner basin, WC, part tiled walls, extractor and recessed ceiling lights.

Bedroom 4 is a double size room with UPVC double glazed window.

Outside there is a main side Garden having a paved pathway and wrought iron gate to front, shrub border, pond, good size lawn and trees.

There is a Carport and Courtyard patio area with shed. There will be 2 additional parking spaces provided within the drive in front of the property.

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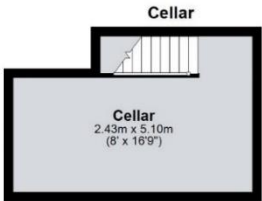




FLOOR PLANS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold
Drainage: Septic Tank
There is a Management Company – High Lodge Court Limited which covers common areas and drainage. The Service Charge Payable is estimated at £600 per annum per property.
Additional Note: We understand that land adjoining High Lodge Farm House is subject to an option agreement for potential future development, should planning be obtained in the future. Construction: Brick with pitched tiled roof. Services: Mains water, electricity & gas services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.



Approximate Gross Internal Floor Area:
Cellar: 15sq m, 161sq ft
Ground Floor: 120sq m, 1291sq ft
First Floor: 91sq, 979sq ft





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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