






22 Covert Lane
Stourbridge, DY8 3YY

Andrew Grant

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A stunningly presented and extended family home situated close to countryside.

Key features

- Extended family home with tastefully designed interiors
- Close to countryside
- Open-plan kitchen/dining/family room
- Bedroom with en suite shower room
- Beautifully styled modern bathroom
- Study area
- Utility room
- Cloakroom
- Generously sized rear garden
- Ample driveway parking
- Garage

Freehold / 1,740 sq. ft.





This lovely home seamlessly blends modern convenience with stylish interiors and is perfectly positioned at the end of a cul-de-sac, providing a sense of seclusion and privacy.

Inside, the ground floor offers a light-filled living room to the front and an extended area at the rear with a contemporary open-plan kitchen/dining/family room. The first floor has spacious bedrooms, one of which with an en suite shower room, and a family bathroom.

The rear garden, featuring a decked area and lawns, provides a private retreat.

The property is approached via a block-paved driveway, offering parking for multiple vehicles and an electric car charging point. The entrance to this property is accessed by brick steps bordered by raised beds displaying established planting and foliage at the side and front.



Entrance

An obscure-glazed entrance door leads to a porch, an ideal space for coats and shoes. This porch features obscure-glazed windows on either side and a tiled floor. From here, steps lead to the front door, unveiling a spacious and light-filled living room.

Living room

This room boasts oak flooring and a beautiful built-in window seat with storage below, positioned beneath the bay window. Additionally, there is a log burner with a tiled hearth, storage on one side, shelving on the other, a staircase ascending to the first floor and doors leading to the rear of the property.



Kitchen/dining/family room

Extended by its current owners, the rear of the property includes a beautiful kitchen/dining/family room and a study area. The family room is a perfect place to relax, with an open basket fire and a brick surround at the focal point.



Dining area

The family room flows into the dining area with matching floor tiling found throughout this fantastic open-plan space. Two Velux windows light the space whilst bi-folding doors provide access to the rear garden.





Kitchen

The light-flooded kitchen area is contemporary in design, with matte graphite grey units and stylish gold handles. Integrated appliances include a dishwasher, a double oven, an induction hob and an extractor fan above.

A Belfast-style ceramic sink with a mixer tap complements oak worksurfaces, which incorporate a breakfast bar. Soft-closing cupboards and drawers offer ample storage.



Study and utility room

This excellent study area comprises a tiled floor, an under-stairs storage cupboard and a door to the utility room. The utility room is equipped with a sink unit with a mixer tap and tiling to the splashbacks and flooring and has space for domestic appliances and an additional door to the garage.

Garage and cloakroom

The garage houses the Worcester boiler and includes lighting and power, as well as a door to the front.

Accessible from the utility room, the ground-floor cloakroom features a low-level WC, an enclosed washbasin and a vanity unit.

First Floor

The landing grants access to the bedrooms and bathroom positioned to the right of the staircase.

Bedroom one

A charming bedroom with steps leading down features a large front window.

This bedroom boasts its own en suite, including a white suite with a low-level WC, an enclosed washbasin with a mixer tap set upon a vanity unit with a matching mirrored wall cabinet above. There is also a walk-in shower cubicle with a waterfall showerhead. Tiling adorns the walls and flooring, alongside a chrome towel radiator and an obscure-glazed rear-facing window.





Bedrooms two, three and four

Two additional bedrooms are situated at the front of the property. With one bedroom featuring matching built-in wardrobes, cupboards, a dressing table and a window. The other front-facing bedroom includes a window and access to the loft. There is another double bedroom overlooking the rear garden.





Bathroom

The modern house bathroom is beautifully appointed, boasting a freestanding bath with a handheld shower attachment on the mixer tap and a shower cubicle with a waterfall shower and an additional handheld shower attachment.

There is also a washbasin with a mixer tap and vanity unit beneath, a low-level WC, tiling to the flooring and partial walls, recessed shelving, a towel radiator and an obscure-glazed window to the rear.



Garden

The rear garden is a prominent feature of this property, being generously sized. A decked area is available for alfresco dining and entertaining, leading to a sizeable lawned garden enclosed by panel fencing. Well-established borders feature colourful planting.

The garden has a private aspect and comes equipped with an outside tap and courtesy lighting. There is one small brick outbuilding, two garden sheds and one large 3.5 x 4.5m log cabin office/workshop with power.



Services

Mains gas, electricity, water and drainage. Broadband is available at this property.

Council tax band - E

Location

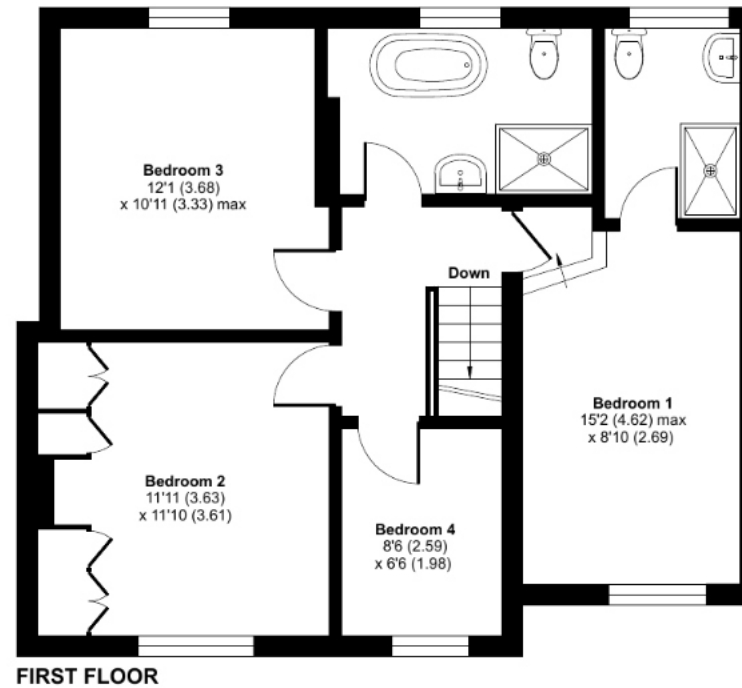
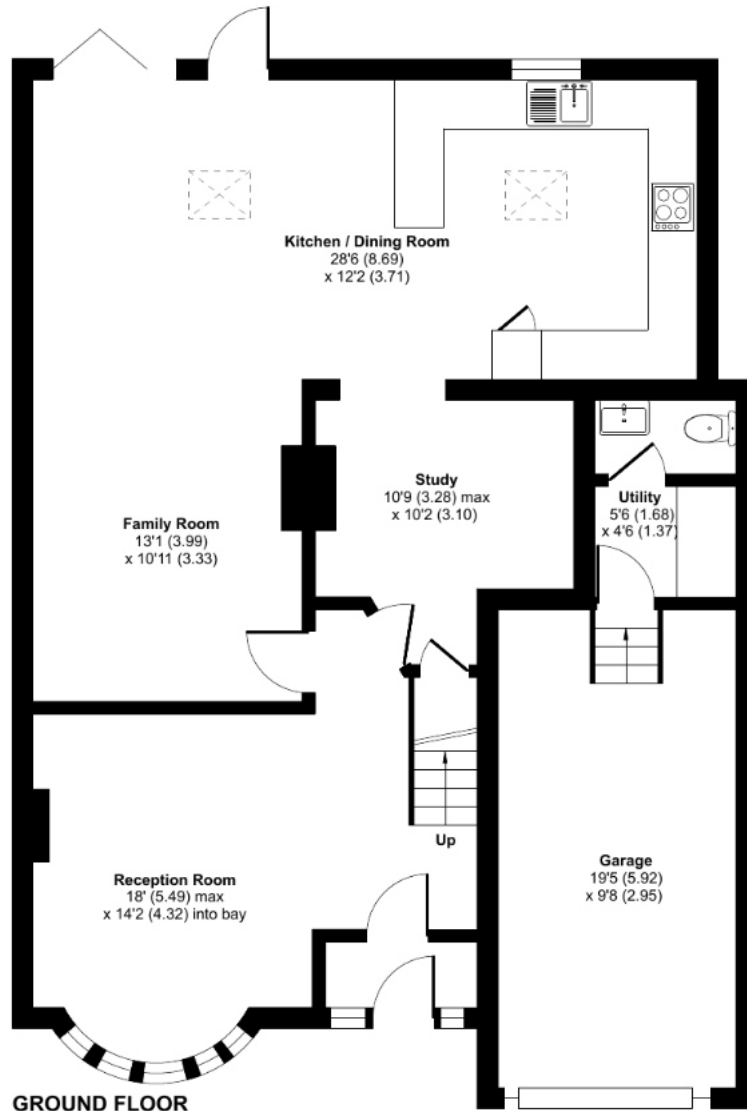
Nestled at the end of a cul-de-sac, 22 Covert Lane offers an idyllic setting for walkers. It is perfectly positioned, right on the edge of breathtaking countryside and is conveniently accessible to Norton, Wollaston and Stourbridge.

Approximately 12 miles to the west of Birmingham lies the charming town of Stourbridge. With its excellent shopping amenities, the town centre provides a delightful retail experience. Furthermore, boasting two railway stations, it takes just 30 minutes to reach Birmingham by train and a mere 2.5 hours to journey to London, rendering it an excellent choice for commuters.



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Approximate Area = 1503 sq ft / 139.6 sq m
 Garage = 237 sq ft / 22 sq m
 Total = 1740 sq ft / 161.6 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1023156



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com