



22 Covert Lane
Stourbridge, DY8 3YY

Andrew Grant

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4 Bedrooms 3 Bathrooms 2 Reception Rooms

A beautifully presented detached family home with open plan interiors, located on the edge of Stourbridge.

- A spacious open-plan kitchen with modern appliances and bi-fold doors leading to the garden.
- Generously sized master bedroom with en suite and ample natural light.
- Expansive rear garden with a decked area, mature planting and a log cabin office/workshop.
- Driveway parking for multiple vehicles and a convenient garage with internal access.
- Well-positioned on the edge of Stourbridge, offering easy access to local amenities and commuter links.

This family home offers the perfect blend of suburban convenience and countryside charm, offering an ideal setting for both family life and relaxation. With open-plan interiors and a large private garden, the property is designed for modern living and entertaining. Located on the edge of stunning countryside yet close to local amenities and commuter links, this home offers the best of both worlds.

1503 sq ft (139.6 sq m)





The kitchen and dining area

At the heart of this exceptional family home is the beautifully designed open-plan kitchen and dining area, where functionality meets style. The space flows into the family room, creating a cohesive and inviting environment. Natural light pours in through two Velux windows, while bi-fold doors open to the rear garden, allowing for a perfect indoor-outdoor transition. The kitchen is both elegant and practical, with a Belfast-style sink, dark cabinetry, wood countertops, an induction hob and a built-in oven, making it ideal for modern living.





The family room

The family room offers a warm and inviting space to unwind, centred around an open basket fire with a charming brick surround. This cosy retreat allows you to relax while remaining connected to the kitchen and dining areas, perfect for family gatherings and entertaining.



The study and utility room

The study offers a versatile space, ideal for work or study, featuring tiled flooring and an under-stairs storage cupboard. It connects directly to the utility room, which provides ample space for domestic appliances and offers the potential to be transformed into a walk-in pantry. Additional doors lead to a cloakroom and the garage, ensuring practical access throughout the property.



The living room

The living room is a separate, peaceful retreat from the main living areas, with oak flooring and a built-in window seat beneath a bay window. A log burner with a tiled hearth serves as the focal point, adding warmth and character. This room also offers access to the rear of the property and houses the staircase leading to the first floor, creating an easy flow throughout the home.



The primary bedroom

Generously sized with a charming and functional layout, the primary bedroom features steps leading down into the room and a large front-facing window that fills the space with natural light. The en suite bathroom is a luxurious retreat, with a walk-in waterfall shower, contemporary washbasin and sleek metro tiled finishes.





Bedroom two

Flooded with natural light, this spacious double bedroom features a large front-facing window and offers built-in wardrobes and a vanity unit for practical storage, creating a warm and inviting space.





Bedroom three and four

Bedroom three is a bright and well-sized room with a garden-facing window, enhancing the airy feel.

Bedroom four offers versatility, making it ideal as a children's room, dressing room, or home office, providing flexibility for modern family needs.



The family bathroom

This contemporary bathroom combines style and practicality, featuring a freestanding bathtub with a gold swan-neck tap, a black-framed walk-in shower and glossy green tiles. Recessed lighting and marble-effect floor tiles complete the serene aesthetic, making this space a perfect blend of luxury and function.



The garden

The expansive rear garden is a true standout feature of the property. A decked area provides the ideal space for alfresco dining and entertaining, leading to a large lawn surrounded by mature greenery for added privacy. Additional features include colourful planting, two garden sheds, a brick outbuilding and a 3.5 x 4.5m log cabin office/workshop with power, offering endless possibilities for use.



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.

Services

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

Council Tax

The Council Tax banding for this property is **Band E**



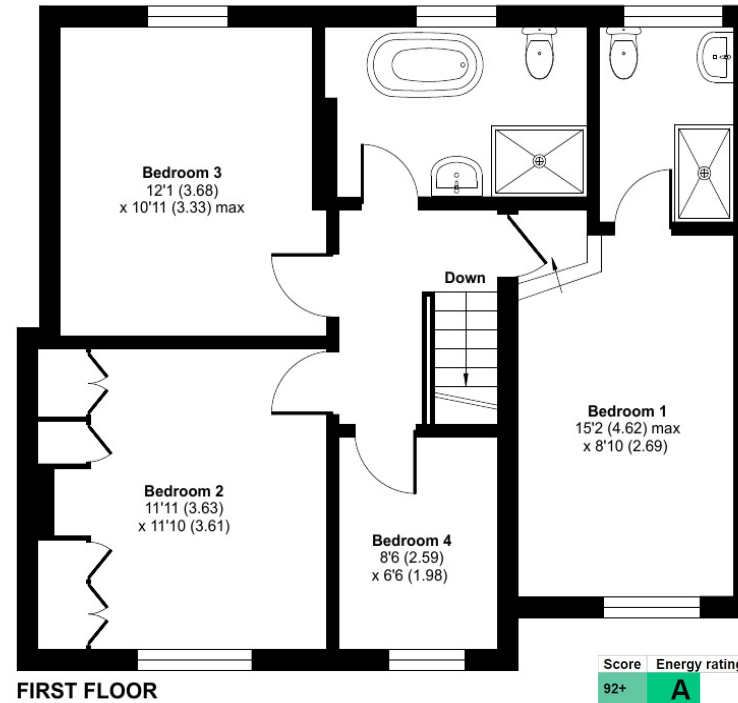
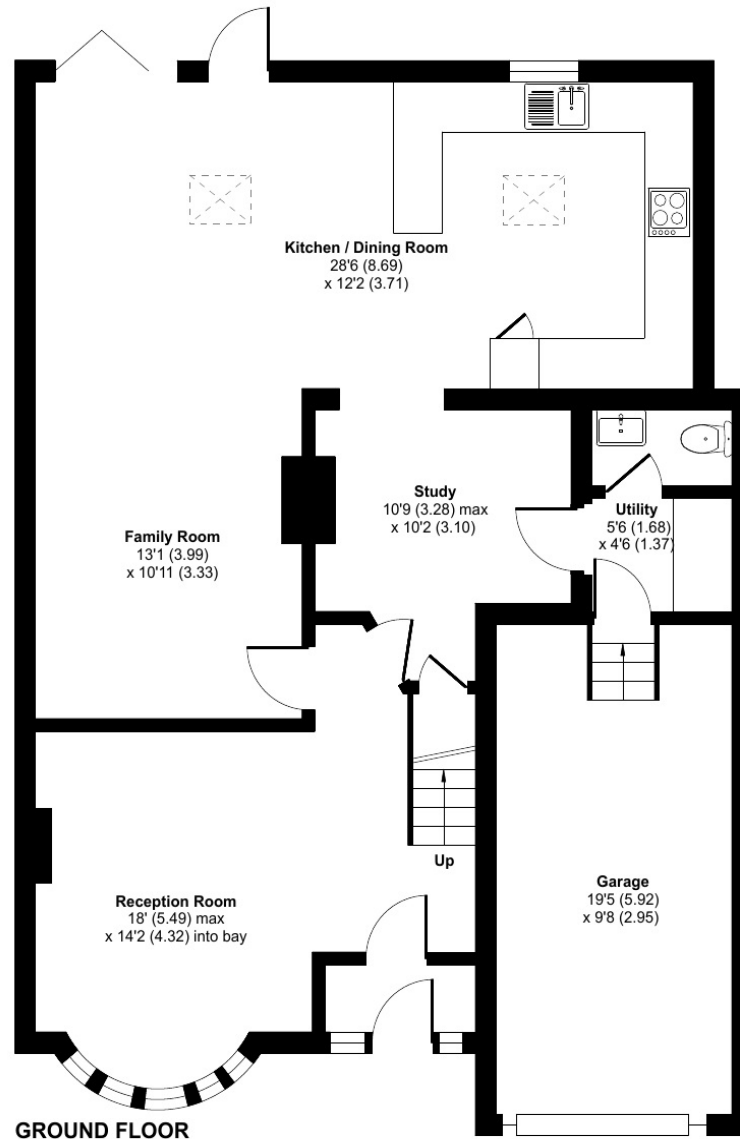
Covert Lane, Stourbridge, DY8

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		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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