



A beautifully appointed duplex apartment sitting within this elegant and charming Grade II Listed building, Broadfield House. This stunning first and second floor apartment was converted providing the perfect blend of original features with contemporary finish including astonishing high ceilings, stunning coving, high skirting boards and feature sash windows. Originally, Broadfield House was a modest two storey farmhouse built in the mid or late 18th century and in the early 1800s the house was transformed into a much grander Georgian residence. Museum conversion work began in 1979 with a Royal opening in 1980 as Broadfield House Glass Museum. In 2020 the building was respectfully and tastefully converted into five bespoke apartments where Apartment 4 has the delightful position overlooking the grass and trees. Having the extra benefit of no upward chain and owning a share of the freehold, the apartment is perfect for those looking for a 'lock up and leave' home having a secure and private entry into well maintained and attractive communal areas. The property also comprises of entrance hall, open plan kitchen/sitting room large enough for a dining space too, stairs to two double bedrooms with dressing room/office off the master and a large bathroom to complete the picture. Viewings are highly recommended to truly appreciate the property on offer.



#### Approach

The approach is by way of driveway from Compton Drive allowing access through the exclusive wrought iron gates or secure fob operated electric gates from Barnett Lane leading you to communal parking areas to both the front and rear of this beautiful Grade II listed building. This duplex apartment benefits from two allocated parking spaces with one at the rear and one at the front of the building.

#### Communal Entrance Hall

A grand entrance is accessed via a secure intercom system which welcomes you into this stunning building having beautiful high ceilings offering you the initial 'wow' factor. The post boxes are at the ground floor level with stairs rising to the first floor where Apartment 4 is located.

#### Entrance Porch

A fabulous space for additional storage and giving access into the open plan kitchen and sitting room.

#### Open Plan Kitchen/Sitting room

20' 8" min 23' 11" max x 18' 0"

This spacious room with engineered oak hardwood flooring offers you the comfort to relax in the living space and also offers more than enough room for a dining table too. The stylish bespoke kitchen boasts an array of integrated appliances and fitted units which briefly comprises an inset stainless steel sink with drainer built into 'Granite' work tops, a range of wall and base units including pull out larder cupboard, deep cupboards and drawers, a full width graduated glass designer splashback, integrated 'Hoover' dishwasher and fridge-freezer, built in 'Bosch' fan assisted oven, 'Bosch' four ring induction hob with extractor unit above, two stunning feature sash windows with secondary glazing and two radiators.

#### Inner Hall

Utility cupboard offering fantastic storage space and plumbing for the washing machine, stairs rising to the first floor of the apartment.



#### Landing

Having doors to both bedrooms and bathroom radiating off and wall mounted radiator.

#### Bedroom One

13' 5" x 12' 1"

Stylish and contemporary fitted unit including bedside drawers with glass shelves above and over head cupboards benefiting from integral reading lights, access into the office/dressing room feature sash window with secondary glazing and wall mounted radiator.

#### Office/Dressing Room

10' 2" x 5' 10"

A range of bespoke fitted wardrobes have it all! They include shoe, shirt/blouse, tie and trouser racks, with full length hanging as well as deep drawers and shelves. The office desk with a full width cupboard for A3 printer and eight drawers overlooks the beautiful lawn (maintained by the council) through the feature sash window with secondary glazing and contemporary glass fronted electric wall heater

#### Bedroom Two

11' 5" x 13' 5"

Feature sash window with secondary glazing and wall mounted radiator.

#### Luxury Bathroom

A generously large bathroom includes a low flush WC, wash hand basin built into vanity unity, panelled bath with shower fitting, chrome heated towel rail, extractor fan and wall and floor tiles.

#### Additional Storage

Apartment 4 benefits from an additional storage space which is a fantastic addition for an apartment. The large store room is accessed from the communal area contains the Fiamma Electric Combination Boiler.

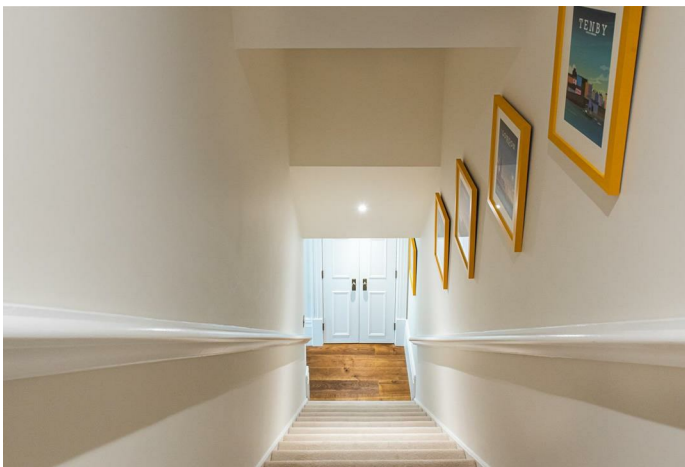
#### Location

Broadfield House provides a a perfect base for those wanting easy access to the numerous amenities on hand in Kingswinford such as first class day to day shops, banks, a library, eateries and public transport services that run from Market Street. Kingswinford also offers links to nearby commercial centres in Stourbridge itself, or further afield to Wolverhampton, the Black Country and Worcestershire. around the Black Country the city of Birmingham and North Worcestershire.

#### Council Tax Band C

#### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that Apartment 4 benefits from having a share of the freehold with an annual service charge of £735 is payable. A buyer is advised to obtain verification from their solicitor.



#### Referral Fees.

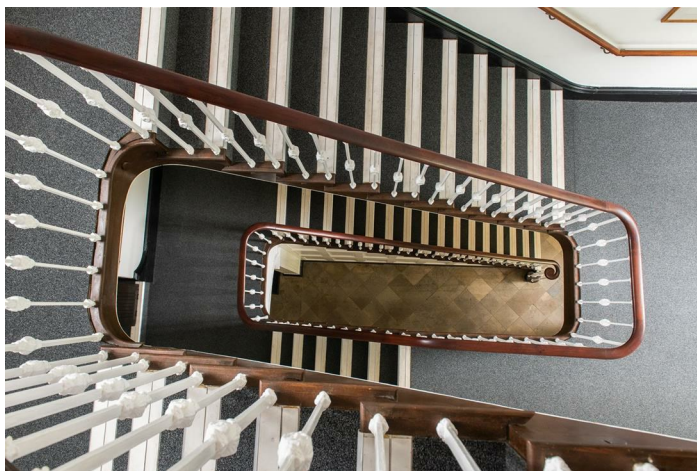
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

#### Money Laundering Regulations.

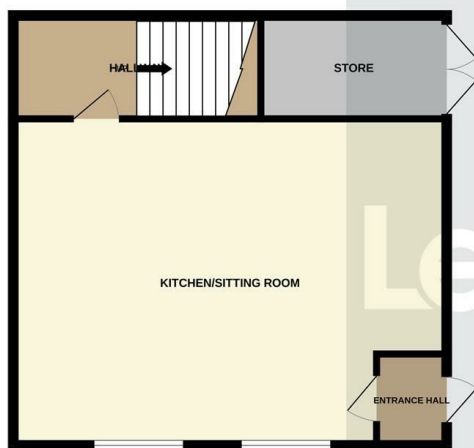
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.





FIRST FLOOR

SECOND FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very low environmental impact - lower CO <sub>2</sub> emissions	Current	Target
(92-100) A			(102-100) A		
(81-91) B			(90-100) B		
(69-80) C			(78-89) C		
(55-68) D			(66-77) D		
(40-54) E			(54-65) E		
(21-39) F			(42-53) F		
(1-19) G			(30-41) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EG Director 2022/1/EC	12	12	EG Director 2022/1/EC	12	12
England & Wales			England & Wales		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

[info@lexallan.co.uk](mailto:info@lexallan.co.uk)

01384 379450

[www.lexallan.co.uk](http://www.lexallan.co.uk)

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