



**LexAllan**

local knowledge exceptional service

Broadfield Barn Compton Drive, Kingswinford,  
Stourbridge, West Midlands, DY6 9NS



This rare opportunity to purchase this outstanding Grade II Listed three bedroom barn conversion located in the heart of Kingswinford is now ready for its next custodian. Having one owner since converted this truly has the WOW factor and is perfect for those looking for a sociable family home. 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. The Barn offers lounge, kitchen/diner, large open reception hall, Master bedroom with en-suite, two further double bedrooms and family bathroom. Viewings are highly recommended to appreciate the accommodation on offer.

#### Approach

Accessed via Compton Drive but also having gated access via Barnett Lane, to the front of the property there is a spacious tarmac driveway leading to the barn with a gravelled area to the left.

#### Reception Hall

A bright and spacious reception hall with opening to both side leading to the lounge & kitchen, stairs rising to first floor with a large under stair storage cupboard, W.C, tiled flooring throughout, spot lights.

#### Lounge

17'11 x 13'63

Feature multi fuel burning stove to corner, floor to ceiling double glazed window to side, access leading to the garden, tiled flooring, spot lights, central heated radiator.

#### Kitchen/Diner

17'10 x 13'46

An exceptional fitted kitchen offering a variety of wall and base units, Quartz worktops with lighting under, double electric oven, induction hob with integrated extractor situated within the island, integrated fridge/freezer and dishwasher, inset sink, tiled flooring throughout, spot lights, door access to outside storage space, central heated radiator.

#### W.C

W.C, wash hand basin, tiled flooring.

#### Landing

A bright and spacious landing with doors radiating off to all first floor accommodation, large airing cupboard with space for tumble dryer, central heated radiator.





### Master Bedroom

13'80 x 12'46

A superb master that offers a large walk in wardrobe, en-suite, two roof windows, central heated radiator.

### En-Suite

Shower cubicle, wash hand basin, W.C, floor to ceiling tiles, spot lights.

### Bedroom 2

14'44 x 10'25

Walk in wardrobes, two roof windows, central heated radiator.

### Bedroom 3

11'28 x 8'65

Gallery window to front, two roof windows, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, W.C, chrome heated towel rail, floor to ceiling tiles, spot lights.

### Courtyard Garden

A private and peaceful outside space that is perfect for hosting. Offering a generous slabbed patio area with a border of mature shrubs and trees.

### The 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.

### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold with a service charge of £395.70 per annum. A buyer is advised to obtain verification from their solicitor.

### Council Tax Band E









### Money Laundering Regulations.

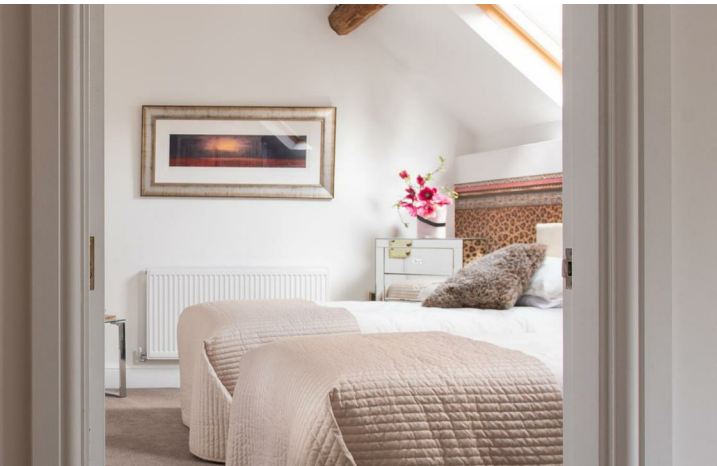
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.

### 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.

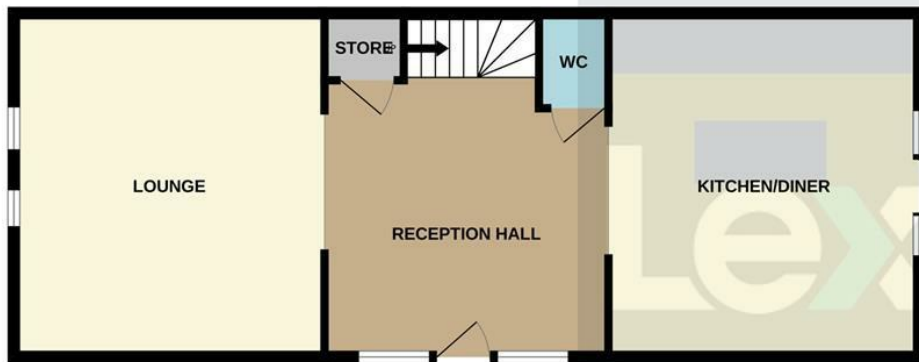




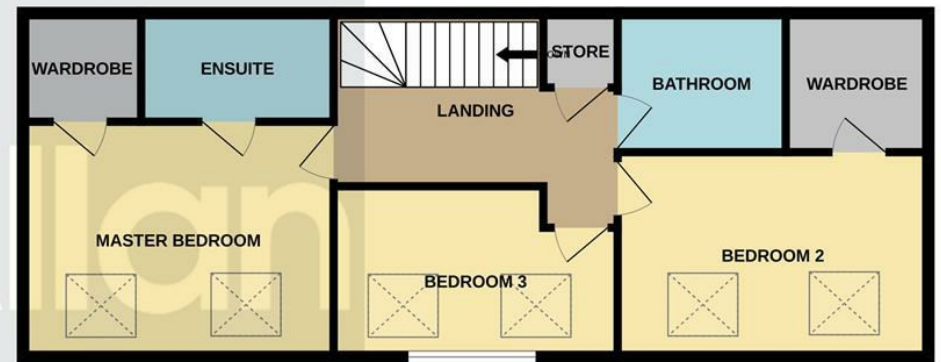




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	70
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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