





This exceptional home has been the subject of a careful and imaginative programme of refurbishment fastidiously unfolded by the current owners. The original property has been transformed into a showcase of exquisite styling in terms of deliver of space, cutting edge interior design and top quality specification particularly in the kitchen and bathrooms. The vendors have focused on practical considerations creating spaces that cover all likely family needs resulting in a home that is easily maintained, has every conceivable storage option and yet shouts out style and sophistication from every angle.

From the superb Rockford Herringbone flooring with underfloor heating which extends throughout the ground floor, to the spacious yet cosy snug, the stunning Loch Anna kitchen stacked with storage and appliances galore with beautiful work surfaces open plan with the amazing dining and living area with wood burning stove. This accommodation won't fail to impress. A utility and downstairs WC completes the masterpiece the ground floor is offering.

The first floor is no less impressive in its attention to detail, from the Ascension Iron balustrade staircase with galleried landing, four bedrooms with master having ensuite bathroom. The superbly appointed house bathroom and ensuite offer opportunity to pamper the new owner in luxury.

On the second floor, the contemporary style continues having bedroom five, dressing room and additional stylish ensuite.

Outside, driveway parking will satisfy most vehicular needs and an immaculate integral garage. Rear gardens offer a family sized space with porcelain tiled terrace paired with porcelain tile seated area offering exceptional al Fresco entertaining options combining masterfully with a lawn and mature greenery to provide a high degree of seclusion.

#### Approach

The approach is by way of stone chipping driveway providing off road parking for numerous vehicles leading you to the grand entrance of this luxurious family home.

#### Entrance Hall

An impressive and welcoming entrance hall giving you an initial 'wow' factor to this stunning renovation, having beautiful features such as bespoke handmade double doors/side screens to front with overhead screen etched with 'The Parklands', a vaulted ceiling and stairs rising to the first floor with Ascension Iron balustrade, Rockford Herringbone floor, Crittall style bespoke doors into the kitchen family room and panel doors to the living area and snug.

#### Kitchen Family Room open plan with Living Area

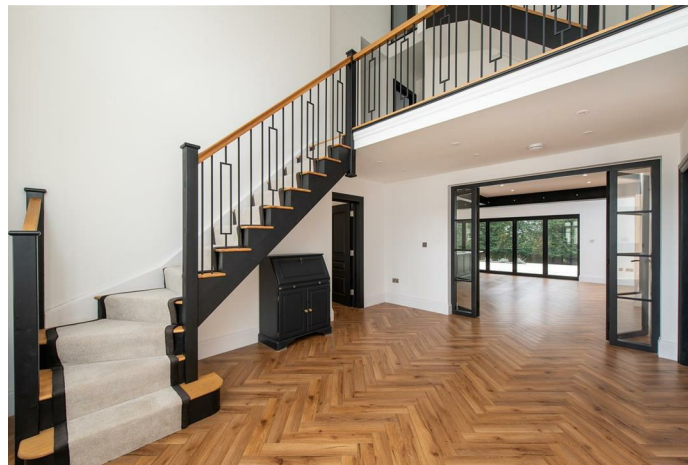
21' 10" x 19' 7"

The heart of the home is this fabulous Loch Anna painted shaker kitchen oozing quality and an awesome specification. Inset Carron 'Belfast' sink with Intu Evolution boiling water tap and drainer built into 'Quartz' work tops, Feature island with a range of base units and drawers, breakfast bar, integrated Beko dishwasher and bin. Further range of base and full units with space for 'American' style fridge freezer, further 'Quartz' work tops, Nexus SE Range Cooker with tap over, cooker hood and decorative surround with splash back, Rockford Herringbone flooring which spreads into the living area, 4 roof window sky lights and bi-folding doors to the rear garden providing a floor of natural light, built in TV unit with stylish 'uplit' shelving, door to utility. The comfortable living area has a double glazed window to the front with 'Stovax Studio 1' wood burning stove with 'Granite' hearth.

#### Snug

14' 3" x 8' 2"

Rockford Herringbone flooring and double glazed window.





#### Utility

Inset Cooke & Lewis Burbank sink with drainer built into oak work tops, Loch Anna double base cupboard, plumbing for washing machine, space for tumble dryer, Swan freestanding wine cooler, Rockford Herringbone floor, airing cupboard housing Ideal Logic gas central heating boiler, Ideal hot water storage tank and under floor heating, doors to the rear garden, downstairs WC and garage.

#### Downstairs WC

Rockford Herringbone floor, WC, wash hand basin, illuminated mirror double glazed window and extractor fan.

#### Landing

A light and airy space with stairs rising to the first floor, doors radiating off to bedrooms and house bathroom.

#### Bedroom One

19'0" x 11'10"

Ensuite bathroom off, fitted wall lights, double glazed window and central heating radiator.

#### Bedroom One Ensuite

Feature freestanding slipper bath with shower fitting, walk in shower with shower screen and waterfall shower over, WC with concealed cistern, Lusso stone wall hung 'His and Hers' wash hand basin with illuminated mirror, vertical radiator and double glazed window.

#### Bedroom Two

15'7" x 11'10"

Fitted wall lights, two double glazed windows and central heating radiator.

#### Bedroom Three

11'8" x 9'8"

Double glazed window and central heating radiator.

#### Bedroom Four

9'10" x 9'8"

Double glazed window and central heating radiator.

#### House Bathroom

A contemporary and luxurious house bathroom with wall hung floating WC with concealed cistern, wall hung Lusso stone wash hand basin with illuminated mirror, walk through shower with side screen and waterfall shower, heated towel rail, tiled floor and double glazed window.

#### Second Floor Landing

With glass balustrade, doors to bedroom five and dressing room, roof window and central heating radiator.

#### Bedroom Five

11'7" x 8'9"

Two wall lights, two roof windows and central heating radiator.

#### Dressing Room

8'10" x 8'5"

Roof window and door to the ensuite shower room.

#### Ensuite Shower Room

Walk in shower with dual shower fitting and glass screen, low flush WC, wall mounted wash hand basin, eaves storage, wall and floor tiles and two roof windows





#### Rear Garden

The rear garden has been landscaped with a wide feature porcelain tiled terrace with steps down to the tidy lawn area, additional porcelain tiled terrace having built in seating, garden shed, mature trees providing privacy and gated side access.

#### Garage

16'5" x 10'7"

Light and power points, double timber doors.

#### The Location

Situated at this pop much admired and highly desirable exclusive cul de sac address within minutes walk of Stourbridge bus and train station, 'The Parklands' provides an ideal base for those commuting to Birmingham, Worcester and London. Stourbridge town centre itself offers an excellent selection of shops, restaurants and pubs and is close to excellent schools

#### Council Tax Band F

#### Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. 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.

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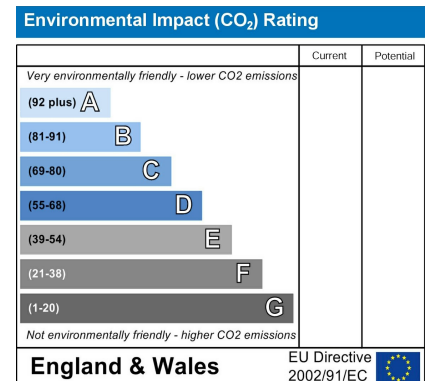
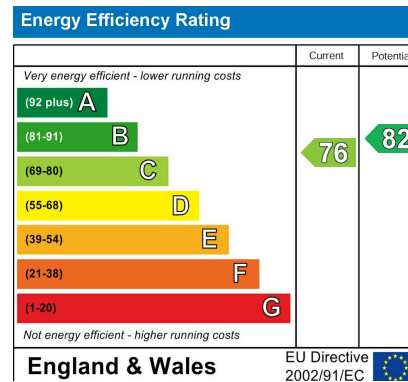
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