



**** A RARE OPPORTUNITY IN THE HEART OF THE OLD QUARTER ****

This exceptional four bedroom detached family home truly holds the WOW factor in every room you enter. Having been redesigned by the current owner they have created an exceptional welcoming home. Nestled within the heart of the 'Old Quarter' you are surrounded by five star local amenities and great schooling options. In brief the property comprises of; gravelled driveway to front providing off road parking for multiple vehicles, entrance hall, large hallway, lounge, diner, kitchen breakfast room, sitting room, utility and guest w.c. To the first floor is the master bedroom with en-suite, a further double bedroom with Jack & Jill style family bathroom. A spiral staircase leads up to the second floor where you will find two double bedrooms and shower room. The rear garden is laid to a patio seating area and flat well maintained lawn, further covered seating area and garden shed. Viewings are highly recommended to appreciate the accommodation on offer. Part of the Lex Allan Collection.

Approach

Gravelled driveway to front providing off road parking for at least three cars.

Entrance Hall

Tiled flooring, central heated radiator, skylight allowing natural light to flood in, spot lights, opening to the hall.

Hall

A spacious hall with doors radiating off, stairs rising to first floor, central heated radiator.

Lounge

17'9" x 11'11"

Fire place with surround, patio doors lead into the garden, opening to the dining area, central heated radiator, double glazed window to rear.

Dining Area

11'11" x 7'3"

Tiled flooring throughout, central heated radiator, kitchen & utility room off.

Kitchen/Breakfast Room

17'10" x 10'10"

Variety of wall and base units, inset dual sink, 'Siemens' double electric oven, five ring gas hob with extractor above, integrated dishwasher, fridge and freezer, two patio doors open into the garden, tiled flooring, vaulted ceiling with 2 sky lights, central heated radiator.

Utility

8'0" x 7'2"

Plumbing for washing machine and dryer, sink and drainer, variety of wall and base units.

Sitting Room

17'9" x 11'10"

Two double glazed windows to front, two central heated radiator.

WC

Wash hand basin, w.c, heated radiator towel rail, double glazed window to side.

Landing

Spacious and bright landing with doors leading off to all first floor accommodation, spiral staircase leads upto the second floor, double glazed window to side.

Master Bedroom

13'3" x 12'3"

Two double glazed windows to rear, central heated radiator, fitted wardrobes offer a nice dressing area.

En-Suite

Walk in shower, wash hand basin, w.c, central heated radiator, double glazed window to rear, spot lights.

Bedroom 2

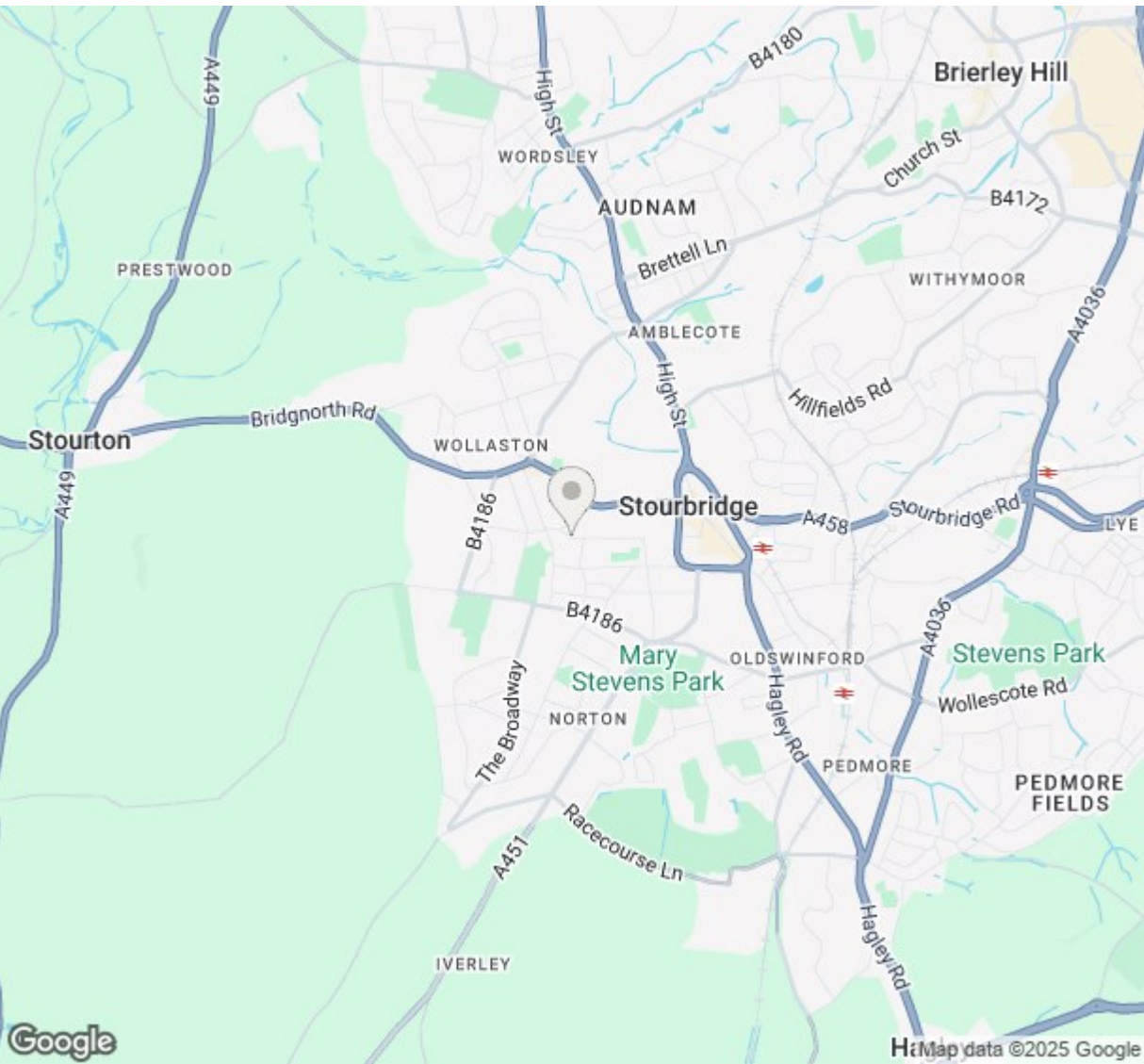
11'11" x 9'10"

Fitted wardrobes, double glazed window to front, central heated radiator.





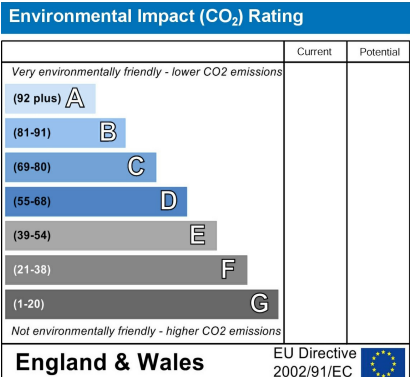
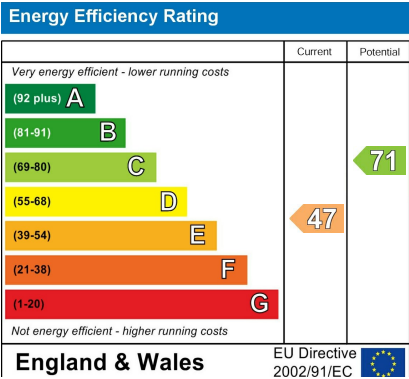








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

01384 379450

www.lexallan.co.uk

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