



**LexAllan**  
local knowledge exceptional service

Oak House, 144A Norton Road, Norton, Stourbridge, West  
Midlands, DY8 2TA

An exceptional home having undergone a major programme of refurbishment and improvement resulting in the most stylish and contemporary representation of layout and specification. Of showhome quality and presentation, the house is also set on a substantial plot behind automatic gates and the layout itself offers everything a family would aspire to with ample living space, five double bedrooms all with fitted wardrobes, two ensembles and the large garden complete with heated swimming pool. Part of the Lex Allan Collection.

**Approach**  
The driveway provides off road parking for numerous vehicles and is accessed via secure electric gates.

**Welcoming Entrance Hall**  
Stairs with glass balustrade rising to the first floor, central heating radiator. doors radiating off to the ground floor rooms and garage.

**Downstairs WC**  
Low flush WC, wash hand basin with storage under, wall tiles, chrome heated towel rail and double glazed window.

**Study**  
11' 4" x 7' 10"  
Contemporary floor to ceiling double glazed window and tall central heating radiator.

**Garage**  
16' 6" x 18' 1"  
Electric up and over door, light and power points, wall mounted ' Worcester ' boiler and double glazed window.

**Lounge**  
21' 10" x 12' 5"  
Inset space with stone effect surround and tiled hearth, double glazed bay window to front, double glazed double doors to the conservatory and two central heating radiators.

**Conservatory**  
Double glazing, door to rear garden and central heating radiator.

**Kitchen Diner**  
25' 2" max x 11' 4" max  
Inset stainless steel sink top with drainer built into work tops, range of wall and base units, integrated fridge freezer, dishwasher and undercounter freezer, built in double oven with 5 ring gas hob and cooker hood, archway into utility area, plumbing for washing machine, floor tiles, double glazed double doors to the rear garden with side panels, door to side access, two double glazed windows and two central heating radiators.

**Landing**  
Airing cupboard and doors radiating off to all bedrooms and house bathroom.

**Bedroom One**  
24' 8" x 17' 0" max  
Having the complete ' WOW Factor ' , the master bedroom benefits from five double glazed windows, two central heating radiators and en suite shower room off.



**Bedroom One En Suite**

Low flush WC, walk in shower with shower fitting, wash hand basin with storage under, mirrored cabinet, wall and floor tiles, chrome heated towel rail and velux window.

**Bedroom Two**

17' 3" x 12' 4" max

Fitted wardrobes, door to en suite, double glazed window and central heating radiator.

**Bedroom Two En Suite**

Shower cubicle with shower fitting, low flush WC, wash hand basin with drawers under, wall and floor tiles, double glazed window and central heating radiator.

**Bedroom Three**

14' 2" x 10' 5" to wardrobes

Fitted wardrobes, double glazed window and central heating radiator.

**Bedroom Four**

11' 1" x 10' 4" to wardrobes

Fitted wardrobes, double glazed window and central heating radiator.

**Bedroom Five**

10' 8" to wardrobes x 8' 8"

Fitted wardrobes, double glazed window and central heating radiator.

**Bathroom**

Low flush WC, wash hand basin with drawers under, panelled bath, wall and floor tiles, heated towel rail and loft hatch.

**Rear Garden**

To the rear, a large paved terrace houses the beautiful heated swimming pool which is served by a separate Worcester combination boiler with associated filtration, heat exchanger and electric RCD's. A sweeping lawn and corner summerhouse complete the picture.

**Council Tax Band G**

**The Location**

This wonderful property is located on the prestigious Norton Road on the southern semi rural borders of Stourbridge and is ideally situated for easy commuting to most commercial centres within the West Midlands, north Worcestershire, the Black Country and Birmingham. Kidderminster and Worcester are easily within reach with the Midlands motorway network being accessed via the M5 from Halesowen or Bromsgrove. Stourbridge Junction railway station is approximately a mile and a half away and offers direct trains to Birmingham, Worcester and London. This southern side of Stourbridge extends seamlessly into beautiful Worcestershire countryside and offers a myriad of bridle ways, footpaths and beautiful villages to explore as well as having Mary Stevens Park a few hundred yards distant.

**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.

#### Money Laundering Regulations.

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. As your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase. In order to comply with Money Laundering Regulations, from June 2017, 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.









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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	83
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.

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