



Nestled on Norton Road in the charming village of Iwerley, Stourbridge, this substantial detached family home is a rare delight that promises both comfort and elegance. With four generously sized bedrooms, this property offers ample space for a growing family or those who enjoy hosting guests.

The house boasts three inviting reception rooms, providing versatile areas for relaxation, entertainment, or family gatherings. Each room is well-proportioned, allowing for a variety of furnishings and personal touches to create a warm and welcoming atmosphere.

One of the standout features of this property is its peaceful garden, a perfect retreat for enjoying the outdoors. Whether you wish to cultivate a garden, host summer barbecues, or simply relax with a good book, this tranquil space offers a delightful escape from the hustle and bustle of daily life.

Well-maintained throughout, this home is ready for you to move in and make it your own. With its ideal location and spacious layout, this property is not just a house; it is a place where cherished memories can be made. Do not miss the opportunity to view this exceptional family home.

Part of the Lex Allan Collection.

Approach

Driveway to front providing off road parking with tidy lawn area.

Porch

Antigua flooring through, door off to reception hall and guest w.c, double glazed window to side,

Reception Hall

A warm and welcoming hall with doors radiating off, stairs rising to first floor, Antigua flooring through, door off to cellarette, central heated radiator.

Lounge

13'10" x 12'3"

Gas fire with surround, double glazed bay window to front, central heated radiator.

Dining Room

11'10" x 11'3"

Opening to the garden room, double glazed window to side, central heated radiator.

Kitchen

22'2" x 12'4"

Variety of wall and base units, inset Belfast style sink with mixer tap, Rangemaster oven with extractor above, Quartz worksurfaces, integrated dishwasher/washing machine and tumble dryer as well as fridge/freezer, tiled flooring through, spot lights, under unit lighting, breakfast bar, central heated radiator, opening to breakfast room, door off to garage.



Breakfast Room

9'8" x 8'5"

French doors open into the garden, opening to the garden room, tiled flooring, central heated radiator.

Garden Room

17'4" x 10'5"

French doors opening into the garden, tiled flooring, central heated radiators.

Study

9'9" x 7'1"

Tiled flooring, double glazed window to rear.

W.C

Wash hand basin, w.c, central heated radiator, spot lights.

Office/Study

16'5" x 5'

Having access from the front of the property, and further door leading to garage. Light point, electric sockets and complimentary flooring.

Landing

A bright and airy landing with doors radiating off to all first floor accommodation, loft access, skylight.

Master Bedroom

17'5" x 14'9"

An exceptional master with vaulted ceiling, patio doors open onto a peaceful balcony, door off to walk in dressing room and en-suite, spot lights, central heated radiator.

Walk In Dressing Room

18'11" x 9'0"

Built in wardrobes offering plenty of storage, door off to en-suite, double glazed window to front, central heated radiator.

En-Suite

Shower, wash hand basin/w.c vanity, heated towel rail, double glazed window to side, skylight, spot lights.

Bedroom 2

13'10" x 12'2"

Double glazed bay window to front along with additional window to side, central heated radiator.

Bedroom 3

12'2" x 11'10"

Ample fitted wardrobes, double glazed window to side and rear, central heated radiator.



Bedroom 4

13'9" x 8'3"

Large skylights to front, double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin/w.c, vanity, spot lights, central heated radiator, double glazed window to rear, tiled flooring.

Garage

16'3" x 9'1"

Electric roller shutter door to front, power and lighting through, door off to store room.

Store Room

Additional storage room with its own door to front, power throughout, spot lights and central heated radiator.

Garden

A true asset is this extensive private and peaceful garden that offers a generous patio area ideal for hosting those summer evenings spent with friends and family, tidy koi carp pond feature. A large banked grass area leads to the top with further patio areas dotted throughout along with borders of mature shrubs, Gated rear access leads to a public footpath with far reaching views.

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.



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.

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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 £300 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 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.

Council Tax Band E







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		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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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