





Waresley House Mansions offers stunning character, charm and traditional features in this outstanding grade 2 listed country estate, set within beautifully maintained communal gardens accessed via private gated driveway giving a real feel of grandeur.

The property comprises of communal areas, including a not to be missed billiards room. The grand staircase leads up to the first floor apartment. The entrance hall leads off to, duel aspect lounge, kitchen, dining room with attractive feature arched sash window, two bedrooms, the master with en suite, and further bathroom. All the main rooms offer original sash windows, decorative coving and high ceilings giving the apartment a real wow factor.

All on offer with NO UPWARD CHAIN, south facing stunning views, and garage en bloc. For further information or to arrange your viewing contact the office.

#### Approach

Gated driveway leads to communal parking area and access to private garage. Entering the front door, you'll find yourself in a welcoming communal reception hall with stunning original features, giving access to the apartment. Billiards room accessed via steps to rear and additional access to private secure storage room.

#### Hallway

Central heating radiator, decorative coving and doors off all accommodation.

#### Lounge

**18'6" x 16'0"**

Sash windows to front and side overlooking the stunning communal grounds, feature fire with surround and central heating radiator.

#### Kitchen

**14'1" x 8'0"**

Sash window to front with far reaching views, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven and dishwasher, space and plumbing for washing machine, tiled splash backs, fridge, freezer and decorative coving.





### Dining Room

14' 11" x 14' 1"

Feature arch sash window to front with stunning views, two central heating radiators and coving to ceiling.

### Bedroom One

18' 6" x 15' 3"

Sash windows to front and side with far reaching views, two central heating radiators, airing cupboard off and built in wardrobes.

### En suite

Wash hand basin, shower, sash window to side, central heating radiator, WC, tiled splash backs, and coving.

### Bedroom Two

Sash window to front, central heating radiator, built in wardrobe and decorative coving.

### Bathroom

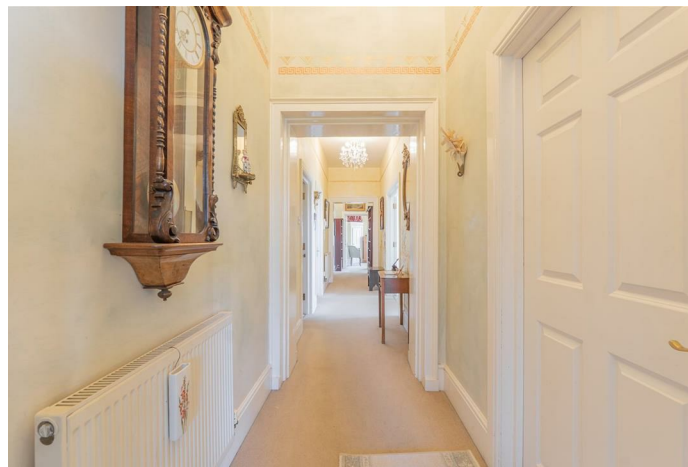
Bath with shower over, WC, wash hand basin, heated towel rail, tiled splash backs, extractor fan and central heating radiator.

### Agents Note

The vendors have advised that the property comes with a share of the freehold. The annual service charge is currently £2,541 per annum.

### 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.

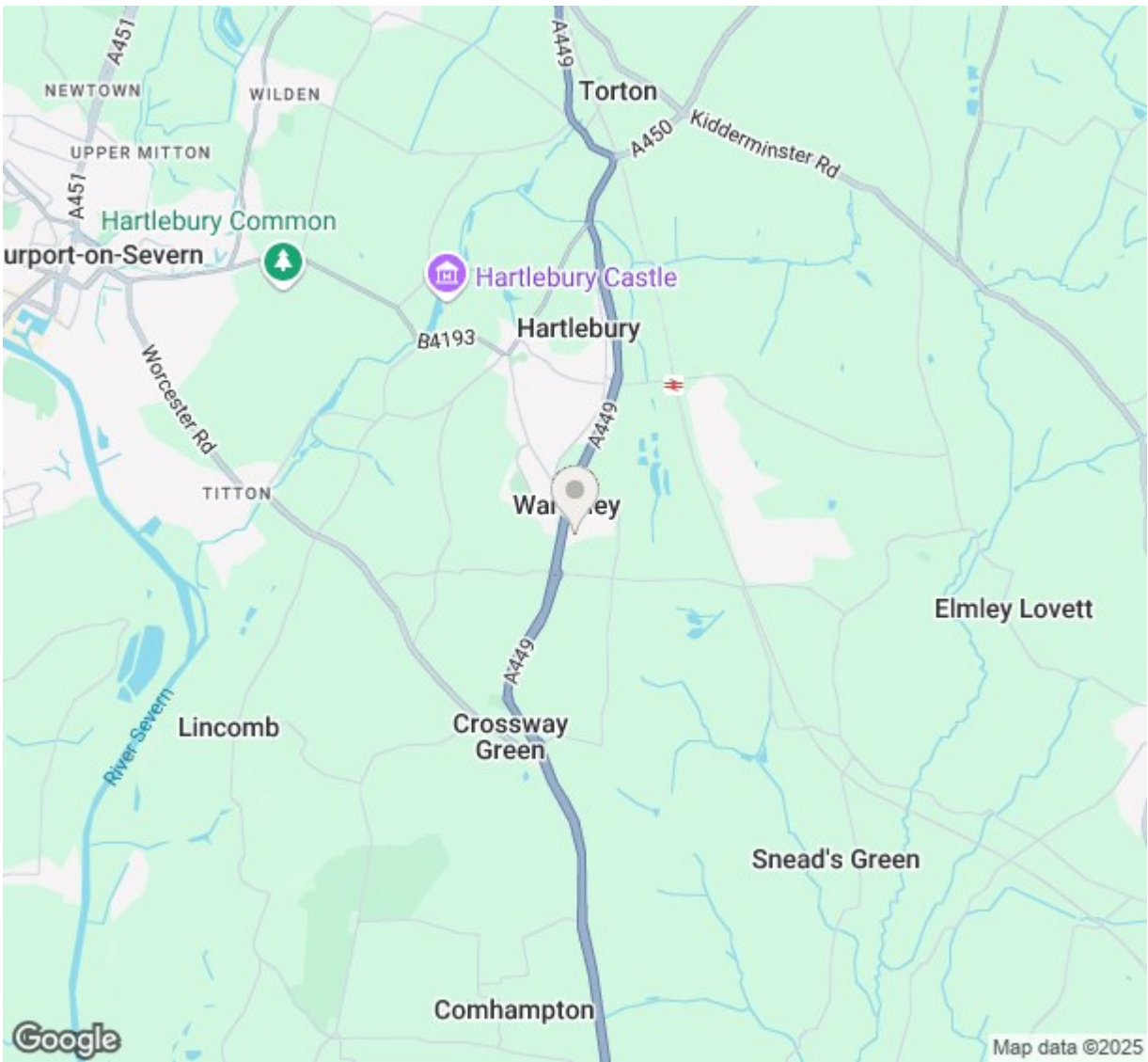
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 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 F















## FIRST 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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