



2 Cobham Road
Oldswinford, Stourbridge DY8 2PD.

LexAllan
Collection

**** RARE OPPORTUNITY TO PURCHASE AN EXCEPTIONAL BUNGALOW ****

Lex Allan Collection are proud to market this detached bungalow that has been meticulously extended & modernised to truly create an exceptional family home. Offering versatile living for multiple generational living & benefitting from spacious accommodation this truly is a must view. Situated on one of Oldswinfords most sought after addresses you are surrounded by superb amenities & great transport links. In brief the property comprises; reception hall, lounge, kitchen/diner/family room, utility, w.c, tv/bedroom four, master bedroom with en-suite & dressing room, two further double bedrooms one having access to additional shower room. To the rear is an exceptional peaceful garden that wraps around the property along with access to the double garage. To the front is off road parking along with tidy lawn. Call today to arrange your viewing.

Approach

Having tarmac driveway to front providing ample off road parking along with a variety of mature shrubs and lawn area housing the orchard.

Entrance Hall

A bright & airy hall with doors radiating off to all accommodation, loft access, central heated radiator, airing cupboard.

Lounge

17'10" x 12'5"

Two double glazed windows to front, central heated radiator,

Kitchen/Family Room

23'4" x 19'4"

The heart of the home is this open planned sociable family room, offering a variety of wall and base units, integrated appliances including fridge/freezer, dishwasher & 'Zanussi' microwave, electric oven, induction hob with extractor above, centred island hosts inset dual sink and drainer with mixer tap, air-conditioning, doors off to further ground floor accommodation, sliding double doors lead into the garden, large skylight floods natural light in with spot lights and four central heated radiators throughout.

Utility

8'0" x 5'3"

Base units with worksurface, sink and drainer, plumbing for washing machine and dryer, double glazed window to rear.

WC

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



Master Bedroom

13'10" x 10'6"

Opening off to the dressing area and en-suite, double glazed window to side, air conditioning unit, central heated radiator.

Dressing Room

Fitted wardrobes & draws, double glazed window to side, central heated radiator.

En-Suite

Bath with freestanding mixer tap, wash hand basin with storage under, w.c, central heated towel rail, spot lights, spot lights.

Bedroom 2

13'1" x 10'5"

Double glazed window to front, door to shower room, central heating radiator, air conditioning.

Shower Room

Walk in shower, wash hand basin with storage under, chrome heated towel rail, spot lights, two double glazed windows to side.

Bedroom 3

10'10" x 8'11"

Double glazed window to side, central heated radiator.

Bedroom 4/Tv Room

11'10" x 10'6"

Two double glazed to front, central heated radiator.

Garden

A true asset is this exceptional peaceful garden that offers a generous decked area that is ideal for those hosting summer evenings spent with friends and family, tidy lawn area sweeps round with borders of mature shrubs, gate to side leads to an additional garden area with gravelled area with built up planters. Door to the rear of the double garage gives easy access in along with secure gate allowing access to the front.

Double Garage

19'5" x 16'4"

Electric door to font, power and lighting throughout, double glazed window to side, storage above.

The Location

Cobham Road is located in prime Oldswinford location not far from Mary Stevens Park and a host of amenities in and around Oldswinford itself, such as schools, local shops and public transport services. Railway services run from Stourbridge Junction approximately three quarters of a mile away and the Midland motorway network can be accessed via the M5 from Halesowen or Bromsgrove.



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.

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 £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 Financial Advice.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Current Energy Rating: **55** (D)
 Potential Energy Rating: **75** (C)

Council Tax Band F



GROUND 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 1:00pm.

Lex Allan Estate Agents

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