

A photograph of a modern, two-story brick house with a paved driveway. The house features a central entrance with a glass door and a white garage door to the right. The driveway is paved with light-colored bricks in a herringbone pattern. In the foreground, there is a brick wall on the left with a sign that reads 'Wribbenhall'. To the right, there is a brick wall and a large green hedge. The sky is blue with some clouds.

Wribbenhall

Wribbenhall, Quarry Park Road
Pedmore, Stourbridge DY8 2RE.

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LEX ALLAN COLLECTION welcomes you to **Wribbenhall**

Introducing a stunning five-bedroom detached family home situated on the prestigious Quarry Park Road.

This exceptional property boasts thoughtfully designed living spaces with underfloor heating throughout the ground floor, including a welcoming sitting room, elegant living room, spacious kitchen/diner, utility room, and convenient downstairs WC. An integral garage adds practical storage and parking. Upstairs, you'll find five generously sized bedrooms, including two en-suites, alongside a well-appointed family bathroom. Outside, the neat and tidy garden offers a peaceful retreat, complemented by ample off-road parking to accommodate family and guests. This home perfectly combines comfort, style, and functionality in one of Pedmore's most sought-after locations.

Approach

The property is approached through brick pillars, opening onto a spacious block-paved driveway. This expansive area provides ample off-road parking for multiple vehicles and creates a grand sense of arrival, guiding you towards Wribbenhall's accommodation.

Entrance Hall

A stylish composite front door, flanked by glazed side panels, provides a bright and welcoming entry into the entrance hall. From here, a staircase rises to the first floor, while a useful understairs cupboard offers additional storage. Doors lead off to the kitchen/diner, living room, sitting room, and integral garage, creating a practical and well-connected layout.

Sitting Room 14'0" x 11'9"

A comfortable sitting room featuring a walk-in double-glazed bay window that fills the space with natural light. A door provides direct access to the utility room.

Living Room 13'10" x 19'11"

A beautifully appointed living room centred around a charming inglenook fireplace, featuring a log burner set within a brick surround, topped with a solid oak mantel and complemented by a slate hearth. A double-glazed window provides natural light, while two sets of double-glazed French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Kitchen 14'10" x 19'4"

The well-equipped kitchen features an inset stainless steel sink with drainer, set into worktops and complemented by a comprehensive range of wall and base units for ample storage. Integrated appliances include a built-in electric double oven, four-ring gas hob, and a cooker hood, space for a dishwasher and an American-style fridge freezer. A double-glazed window overlooks the rear garden, while double doors provide direct access to the outside, creating a light and airy feel. A door also leads conveniently to the utility room.

Utility

A practical utility room fitted with an inset stainless steel sink and drainer set into a worktop, accompanied by matching base and wall units for additional storage. There is plumbing for a washing machine, a wall-mounted Worcester boiler, and a double cupboard housing the water tank. A door provides direct access to the side of the property (ideal for dog walking purposes) and rear garden.

Guest Cloakroom

Low flush WC, wash hand basin built into vanity utility and extractor fan.



Landing

A spacious landing filled with natural light from a double-glazed window, offering access to the loft via a ceiling hatch with fitted drop down ladder. A built-in storage cupboard provides practical convenience, with doors radiating off to all five bedrooms and the house bathroom.

Bedroom One *22'11" max x 13'10" max*

This impressive principal bedroom truly delivers the wow factor with its generous proportions and thoughtful layout. A walk-in dressing area features three built-in wardrobes and a double-glazed window, leading seamlessly into the main bedroom space. Here, double-glazed windows and Juliet balcony doors invite natural light and offer a charming outlook onto the rear garden. The room also benefits from a private en-suite, creating a luxurious and self-contained retreat.

En-suite

The stylish en-suite is well-appointed with a quadrant shower cubicle with shower fitting, a panelled bath, pedestal wash hand basin, and a low flush WC. Finished with coordinating wall and floor tiles, the space also features a chrome heated towel rail and a double-glazed window.

Bedroom Two *14'0" max x 10'9" max*

A bright and spacious bedroom featuring a double-glazed bay window that fills the room with natural light. The room benefits from a central heating radiator and includes the convenience of a private en-suite shower room.

En-suite

The modern en-suite features a shower cubicle with shower fitting, a low flush WC, and a wall-mounted wash hand basin. Finished with coordinating wall and floor tiles, it also includes a chrome heated towel rail and extractor fan.

Bedroom Three *17'5" x 9'4"*

Built in wardrobe, double-glazed window and central heating radiator.

Bedroom Four *14'4" x 9'7"*

Built in wardrobe, double-glazed window and central heating radiator.

Bedroom Five *9'5" x 12'8"*

Currently used as a home office, featuring double-glazed window and central heating radiator.

House Bathroom

The well-appointed house bathroom offers both a shower cubicle with shower fitting and a bathtub with an additional shower fitting. It also includes a pedestal wash hand basin, low flush WC, and a chrome heated towel rail. Finished with elegant wall tiles, a double-glazed window and extractor fan.

Rear Garden

The rear garden offers a delightful outdoor space, featuring a well-maintained lawn bordered by mature flowers and flowering shrubs. A paved patio area creates the perfect setting for alfresco dining and entertaining. Additional features include a greenhouse, garden shed, and gated side access from both sides of the property, enhancing practicality and ease of use.



Tandem Garage 9'6" x 28'6"

Having light and power points, electric up and over door, double-glazed window and door leading you to the side access.

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.

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.

Council Tax Band G

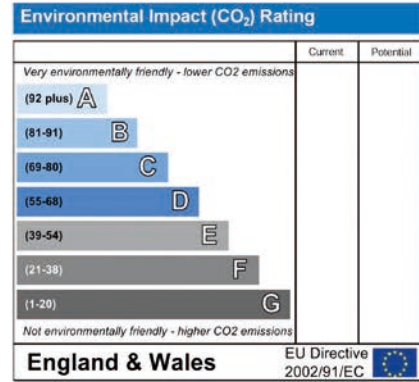
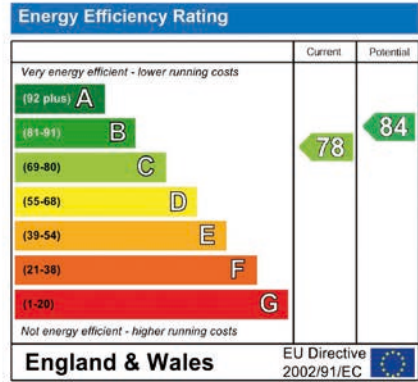








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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