



Henchcrest House, 7a Redlake Drive
Pedmore, Stourbridge DY9 0RZ.

LexAllan
Collection

LEX ALLAN COLLECTION welcomes you to
Henchcrest House

An Exceptional Residence in a Prestigious Setting.

Set within one of the area's most sought-after locations, this beautifully presented three double-bedroomed home offers a rare combination of elegance, space, and lifestyle. The current owners have cherished this residence for over 34 years, and it shows in every detail.

The ground floor flows beautifully, with a spacious and stylish breakfast kitchen perfect for modern family life and entertaining. There's a separate utility room, a guest cloakroom with built-in wardrobes, and a formal drawing room that leads seamlessly into an elegant dining room - ideal for special occasions.

At the heart of the home is a stunning master suite, complete with a private dressing area and a luxurious en-suite bathroom. Two further double bedrooms provide generous accommodation, ideal for family living or hosting guests. A well-appointed house bathroom serves the additional bedrooms.

Step outside into the breath-taking rear garden, a private oasis featuring immaculate landscaping, a sparkling swimming pool, and a dedicated changing room facility - an entertainer's dream.

For those working from home or pursuing hobbies, the property boasts his and hers offices on the upper floor, providing quiet and comfortable workspace. A truly exceptional double garage includes two workshops to the rear, offering ample room for vehicles, projects and storage.

This is a rare opportunity to acquire a much-loved home that offers both character and convenience, with every detail designed for comfort and style.



Approach

Driveway to front with border of mature shrubs.

Reception Hall

A warm and welcoming hall with doors off to all accommodation, three picture windows to front allowing natural light to flood through, stairs rise to first floor, wall mounted lights, central heated radiator.

Lounge

21'1" x 15'10"

A feature fire place with brick surround, double-glazed window to rear over looking the prestigious garden, steps leading up to the dining area along with wall mounted lights and two central heated radiators.

Dining Room

13'2" x 9'11"

Door to kitchen/breakfast room, double-glazed window to rear, central heated radiator.

Kitchen/Breakfast Room

18'5" x 14'18"

A well-presented fitted kitchen offering a variety of wall and base units, 'Bosch' double oven, four rings gas hob with extractor above, sink and drainer with mixer tap, integrated 'Bosch' dishwasher, patio door opening onto the patio, double-glazed window to side overlooking the swimming pool.

Utility Room

11'1" x 6'2"

Fitted wall and base units, sink and drainer, plumbing for washing machine and dryer, heated towel rail, door off to garden.

Guest Cloak Room

Fitted storage cupboards, 'Heritage' wash hand basin, WC, central heated radiator, double-glazed window to front.

Landing

A spacious and airy landing providing access to all first floor accommodation, double-glazed window to front, large airing cupboard.

Master Bedroom

19'7" x 12'1"

Exceptional master bedroom with opening to dressing area offering fitted wardrobes and dressing table, door to en-suite, double-glazed window to rear, three central heated radiators.

En-suite

11'9" x 8'5"

Bath, shower cubicle, wash hand basin vanity unit with down lights, WC, central heated radiator, double-glazed window to front.

Bedroom 2

16'0" x 9'6"

Double-glazed window to rear, central heated.



Bedroom 3 *12'0" x 11'4"*

Door off to his and hers office space, double-glazed window to side, central heated radiator.

Hers Office Space *13'3" x 12'0"*

Skylight, double-glazed window to side, central heated radiator.

His Office Space *12'2" x 10'9"*

Skylight, double-glazed window to side, central heated radiator.

House Bathroom *13'0" x 4'11"*

Bath with shower over, wash hand basin, WC, heated towel rail, double-glazed window to rear.

Garden

The beautifully landscaped garden is surrounded by mature planting that ensures complete privacy, the space is thoughtfully designed with a picturesque pond feature at its heart, expansive, sun-drenched patio area provides the perfect setting for entertaining or relaxing, with delightful views over the heated swimming pool. Adjacent to the pool, a charming log cabin-style changing room, while a discreet outdoor gardener's toilet adds practicality. The immaculate, manicured lawn complements the refined landscape design, and convenient side access connects the garden seamlessly to the front of the property.

Garden WC

Convenient low-flush WC.

Double Garage *17'11" x 17'2"*

Electric roller shutter door to front, door off to workshop.

Workshop *9'5" x 6'11"*

Bench with shelving units through, power and lighting, door access to garden workshop.

Garden Workshop *38'10" x 6'8"*

Access leading to the front and rear, power throughout.

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 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.

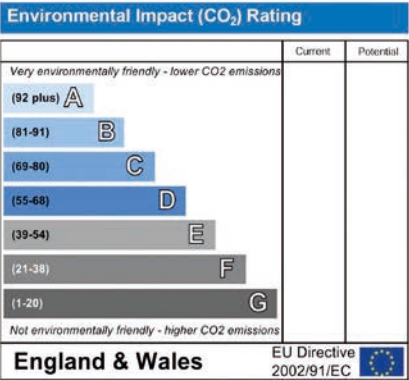
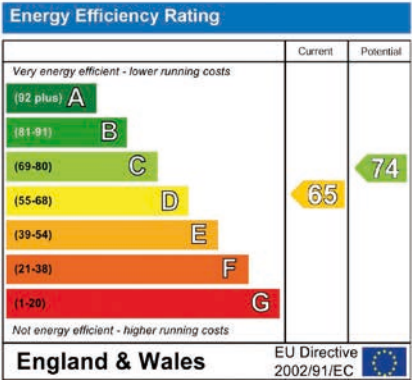
Tenure (Freehold)

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









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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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