



The
LEE, SHAW
Partnership

CORBET HOUSE, 2 DRAYTON GROVE

Drayton, DY9 0BY



AN EXCLUSIVE GATED DEVELOPMENT

A stunning and substantial family home set within an exclusive gated development, enjoying open rural views and a prime position between the highly regarded North Worcestershire villages of Belbroughton and Chaddesley Corbett. Both villages offer a range of local amenities, restaurants, and public houses.

Corbet House is a distinctive residence, designed and finished to an exceptional specification. The property offers bright, modern, and contemporary accommodation, including a lounge, dining room, study, garden room, breakfast kitchen, walk-in pantry, utility room, five bedrooms (two with en-suite facilities), a family bathroom, and a double garage.

The property is ideally located for families, with the highly regarded Winterfold Preparatory School nearby, along with Bromsgrove School. Despite its idyllic setting, the home is well placed for commuting to Birmingham, the wider West Midlands conurbation, Worcester, and Kidderminster, with excellent access to the M5 and M42 motorways.

GROUND FLOOR

Double entrance doors open into an enclosed porch, leading to a central reception hall featuring oak-panelled internal doors, an elegant staircase, and polished Porcelanosa tiled flooring. Double doors connect many of the principal rooms, making the layout particularly well suited to entertaining.

The generously proportioned lounge features a Minster-style fireplace with a multi-fuel stove as its focal point. Double doors lead to a separate dining room, which in turn opens into the garden room. This impressive space boasts a vaulted ceiling with exposed trusses and rafters, a triple aspect, and French doors opening onto the garden. The dining room also benefits from French doors to the garden.

The heart of the home is the large, triple-aspect dining kitchen, designed for modern family living. It is fitted with an extensive range of SieMatic units, granite work surfaces, integrated Neff appliances, Qooker boiling water tap and a large central island incorporating a breakfast bar. There is ample space for dining, French doors opening to the garden, and a high-gloss polished floor. A walk-in pantry and double doors leading to the utility room provide further practicality. A guest cloakroom completes the ground floor accommodation.





BUILT IN 2004

The first-floor landing provides access to five excellent bedrooms. The principal bedroom features a luxurious en-suite bathroom, refitted with a Villeroy & Boch vanity unit, wall-mounted WC, bidet, and shower. There is also a separate walk-in dressing area with fitted drawers, cupboards, and dressing table by Hammonds.

Bedroom two is an ideal guest suite, offering fitted wardrobes, a dressing table, and a stylish en-suite shower room with wet-room style shower, wall-mounted WC, and Laufen vanity basin. Bedroom three benefits from fitted wardrobes, a dressing table, and French doors opening onto a balcony with an open front aspect—an ideal spot to enjoy a morning coffee.

Bedrooms four and five are both double rooms, with bedroom four also featuring built-in cupboards.





ACCOMODATION FEATURES

The family bathroom provides a luxurious setting, finished with travertine tiling, underfloor heating, an inset wall-mounted TV with flush ceiling speakers, a bath, and a walk-in shower.

The double garage features a remote-operated door and internal access from the hall, offering convenience during inclement weather.

Outside, the rear garden enjoys a southerly aspect and has been thoughtfully landscaped to maximise alfresco living. It includes areas of hard landscaping, lawn, stone retaining walls, established planting, and a decorative pond.



**WE DON'T SELL HOUSES,
WE SELL HOMES.**



Additional information:

Tenure: Freehold

Services: Mains electricity, water, and drainage

Heating: LPG central heating with underground tank

Broadband: Fibre to the property

Construction: Conventional brick with pitched tiled roofs (built in 2004)

Maintenance charge: Approximately £700 per annum per property

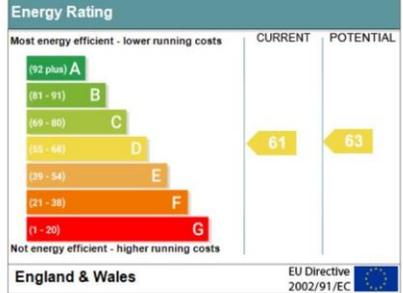
Managed by: Drayton Grove Residents Company Ltd (serving 9 houses)

Council Tax Band: H

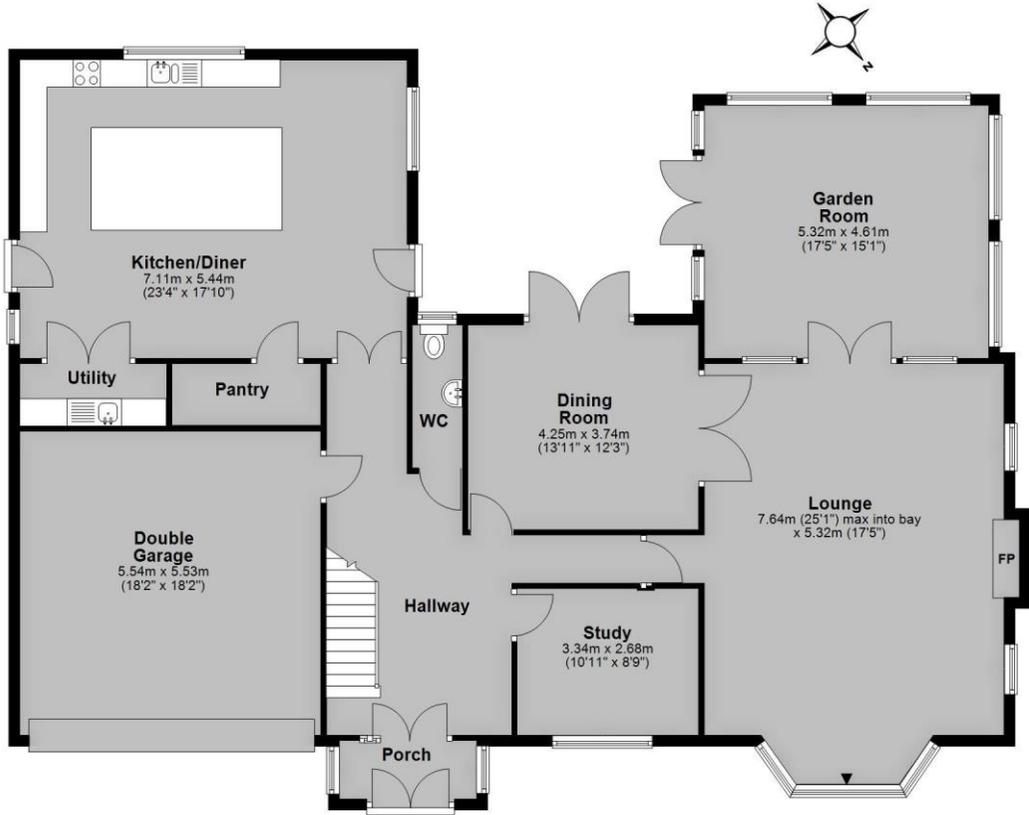
EPC Rating: D



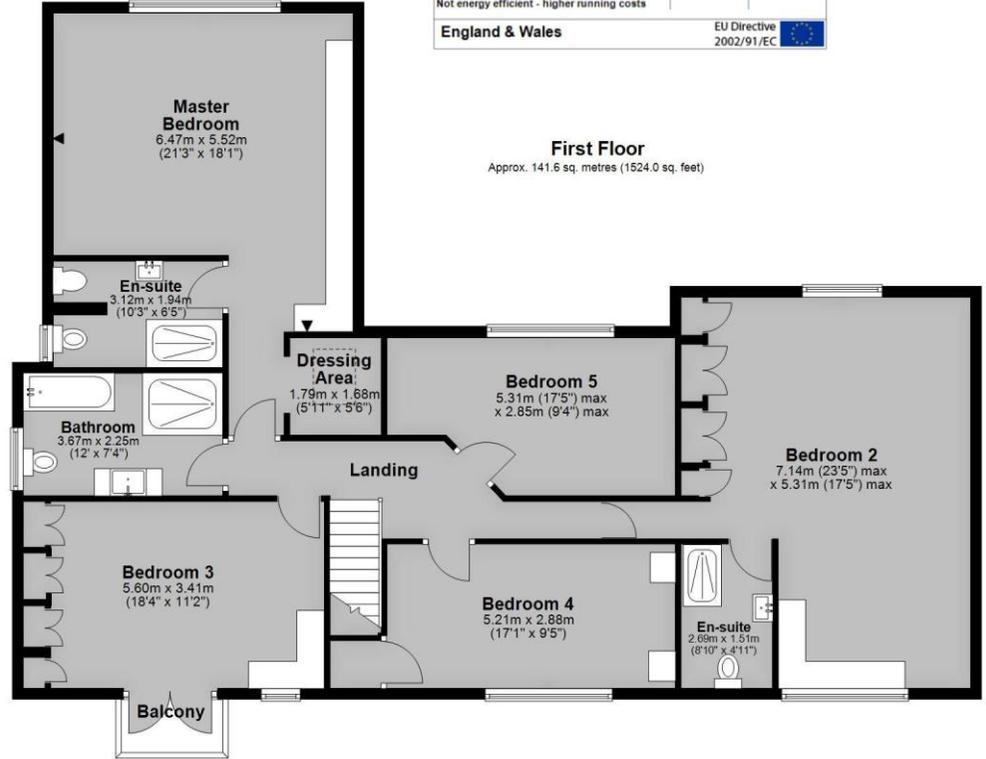
Address: Corbet House , 2 Drayton Grove , Drayton , Stourbridge , D...
 RRN:



Ground Floor
 Approx. 196.1 sq. metres (2110.4 sq. feet)



First Floor
 Approx. 141.6 sq. metres (1524.0 sq. feet)



Total area: approx. 337.6 sq. metres (3634.4 sq. feet)

FLOOR PLANS





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf

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VALUE. SELL. LET.

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