





**\*\* JUST TAKE A LOOK AT THE ACCOMMODATION ON OFFER \*\***

Nestled on one of Belbroughton's most sought-after addresses, Holy Cross is a beautifully presented detached family home offering substantial accommodation both inside and out. This impressive property is perfect for those seeking to upsize and is offered with no upward chain, ensuring a smooth and hassle-free transaction for motivated buyers.

The ground floor features a welcoming porch leading into a spacious reception hall, generous lounge, formal dining room, comfortable sitting room, and a playroom. The property also benefits from a breakfast room, well-appointed kitchen, and guest W.C.

Upstairs, you'll find four well-proportioned bedrooms, a dressing room, an additional study, and a modern family shower room.

Externally, a utility extends the full length of the property, while the private rear garden offers an excellent space for relaxation and entertaining. To the front, a gated driveway provides ample off-road parking.

An exceptional family home in a premier location — viewing is highly recommended.  
Call today to arrange your appointment.

Approach  
Secure electric gates welcome you onto the block paved driveway providing ample off road parking.

Porch  
Door off to reception hall.

Reception Hall  
Multiple doors radiating off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Sitting Room  
Centred log burner, double glazed bay window to front, central heated radiator.

Dining Room  
13'11" x 10'11"  
Opening to the lounge, central heated radiator.

Lounge  
24'1" x 15'1"  
Log burner, patio doors open into the garden, double glazed window to rear.

Breakfast Room  
9'5" x 8'9"  
Opening to the kitchen, door off to lean to along with pantry, central heated radiator.

Kitchen  
14'10" x 8'11"  
Variety of wall and base units, electric oven & integrated microwave, four ring gas hob with extractor over, dual sink and drainer, integrated dishwasher, double glazed window to rear, spot lights.

W.C  
Wash hand basin, w.c.

Landing  
Spacious landing with doors off to all first floor accommodation, double glazed window to front, loft access.

Bedroom 1  
22'1" x 14'7"  
Built in wardrobes, two double glazed windows to rear, two central heated radiators.

Dressing Room  
14'2" x 11'2"  
Door off to bedroom 2, central heated radiator.





Bedroom 2  
24'4" x 11'11"  
Built in wardrobes, double glazed window to front & side, two central heated radiators.

Shower Room  
Shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to side.

Bedroom 3  
11'9" x 8'9"  
Built in wardrobes, double glazed window to front.

Study  
8'11" x 8'8"  
Double glazed window to side, central heated radiator.

Bedroom 4  
12'5" x 9'1"  
Double glazed window to rear, central heated radiator.

Utility Room  
Running the length of the property is the additional pace for storage, door off to garage, four skylights above.

Garage  
Up & Over door to front.

Garden  
A true asset is this private & peaceful rear garden that is ideal for hosting friends & family.

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 £30 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.

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.

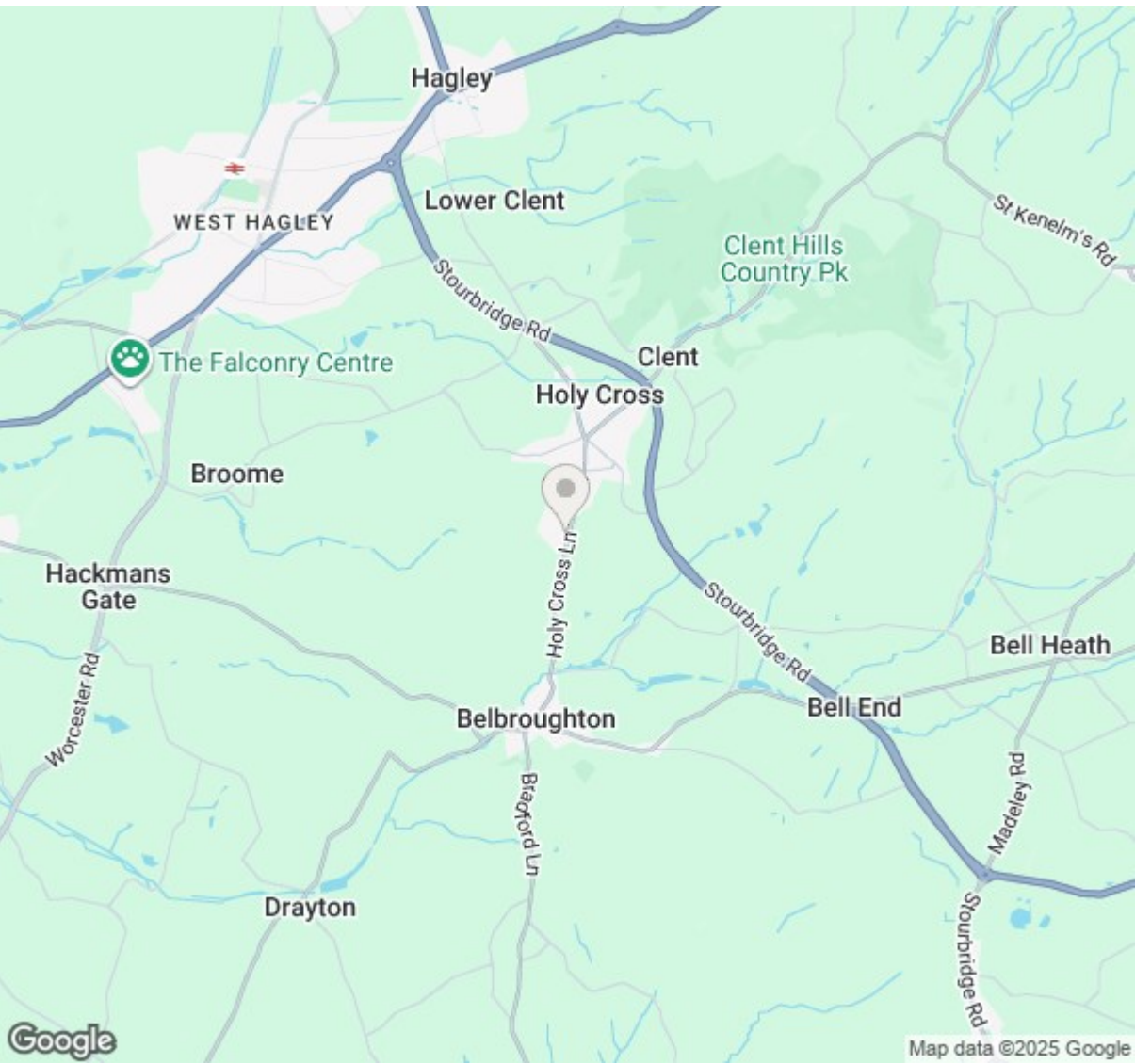
Council Tax Band G













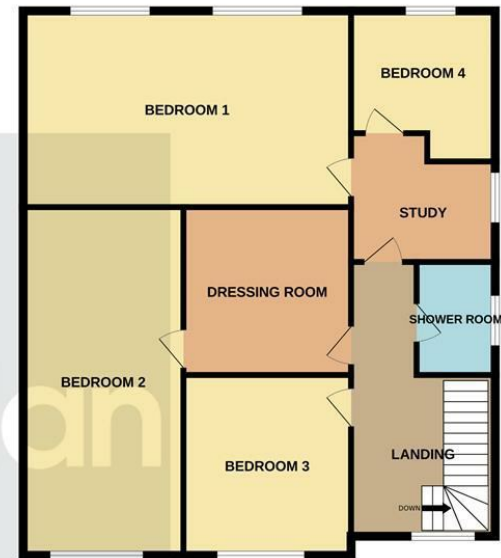




GROUND FLOOR



1ST 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

70

77

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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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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