



The
LEE, SHAW
Partnership

Highfields, 37 Wollescote Road

Stourbridge DY9 7JS

Edwardian period family home



FANTASTIC PERIOD FAMILY HOME – AN OPPORTUNITY NOT TO BE MISSED.

Highfields is substantial double fronted, circa 1908 Edwardian Period 5 Double Bedroom, 3 Reception Room Detached Family Home with Double Garage which stands well in large mature Grounds in all around 0.51 of an Acre, set elevated back from the road with gated entrance and Driveway and generous fore garden. Internal inspection is a must to fully appreciate – but don't delay, chances like this do not come along every day.

The property is well placed for schools and amenities, Stevens Park, Stourbridge Junction train station, Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network.

The property is large by any standards at around 2800 sq ft and retains some original period features whilst having been sympathetically re-appointed to a high standard. The property is further enhanced by a generous mature Rear Garden which enjoys a south easterly aspect, making for a pleasant backdrop.

With gas central heating and accommodation over 2 floors comprising: Vestibule Entrance, large Through Reception Hall with Store (below stairs), Rear Lobby & Refitted Guest Cloakroom, Drawing Room, Dining Room, Sitting Room, Refitted Breakfast Kitchen, Pantry, Refitted Utility Room, large Landing, 5 Double Bedrooms, Refitted House Bathroom, separate Refitted Shower Room. The property also benefits from solar panels.

OVERALL, A RARE AND OUTSTANDING OPPORTUNITY, FOR AN IMPOSING AND SIZEABLE FAMILY HOME, SUPERBLY IMPROVED & RE-APPOINTED IN A CONVENIENT LOCATION. EARLY VIEWING IS STRONGLY ADVISED.

Large drawing room

On the Ground Floor, there is a Vestibule Entrance with feature tiling, double doors to front and feature internal coloured leaded glazed door/screen.

The large through Reception Hall has a superb feature mosaic tiled floor, panel staircase with spindles to 1st floor and useful Store below, ceiling coving, picture rail, radiator and doors leading off.

An archway to Lobby has a quarry tiled floor, built in double cupboard with drawers, door to Kitchen and glazed door to Rear Hall, also with quarry tiled floor, rear UPVC double glazed door and side screen to Garden.

There is a refitted Guest Cloakroom having a period style suite in white, with high-level cistern WC, basin with vanity cupboard, part tiled walls, quarry tiled floor, ladder radiator and obscure single glazed timber window to rear.

The Drawing Room is an impressive size, to the front having a mantel fireplace with hearth and Firebox log burner, arched alcoves to either side each with single glazed timber window (one with coloured leaded feature), large UPVC double glazed front bay window, rear UPVC double glazed window, deep coving and 2 radiators.

The Sitting Room has a part obscure coloured leaded, secondary glazed side fixed window, further UPVC double glazed side window and rear aluminium double glazed patio door to Garden.





Sympathetically re-appointed

There is a separate Dining Room (currently used as a games room) having a mantel fireplace with hearth and inset fire, UPVC double glazed bay window to front, 2 radiators, ceiling coving and picture rail, side part obscure coloured leaded UPVC double glazed window and small paned glazed door to Pantry.

The refitted Breakfast Kitchen has a range of blue base cupboards and white wall cupboards with quartz worktops, Belfast sink and mixer tap, integrated bin, integrated Smeg dishwasher, double tall cupboard, tall cupboard with integrated fridge, integrated microwave, recess with Stoves Richmond range cooker, centre island with quartz worktop forms breakfast bar and base cupboards below, wine rack, wine cooler, oak floor, recessed ceiling lights, rear table space, radiator, UPVC double glazed rear window, side UPVC double glazed fixed window and door to Utility. A doorway opens to the Pantry having a range of base cupboards, shelving, obscure single glazed timber side fixed window, oak floor and recessed ceiling lights

The Utility Room has a Belfast sink with mixer tap and base cupboards, appliance space, quartz worktop, part tiling, recessed ceiling lights, UPVC double glazed rear window, UPVC double glazed rear door to Garden, composite double glazed door to front, built-in storage unit with base cupboards, coat hanging space and open top storage, Intergas gas central heating boiler, obscure timber single glazed front window and Keylite roof window.





Opportunities this good are a rare find



On the 1st Floor, there is a Gallery Landing having rear UPVC double glazed window, spindle balustrade to stairs, large period style radiator, picture rail, loft access (with ladder) archway to Inner Landing and doors leading off.

Bedroom 1 is a double sized room, to the front, having a range of wardrobes with drawers and top cupboards, secondary glazed timber front window, coloured leaded side secondary glazed timber window, radiator, ceiling coving and picture rail.

There is an adjoining refitted House Bathroom, being L-shaped and having a white suite with large walk-in shower, having tiled surround, side screen and waterfall shower, feature oval basin with vanity drawers below, shaped feature bath, WC, part wall tiling, 2 obscure coloured leaded single glazed side timber windows, wall mirror with light, recessed ceiling lights and ladder radiator.



Bedroom 2 is a generous size double having secondary glazed rear timber window, side single glazed timber window, basin with vanity drawers below, shaver point and radiator.

Bedroom 3 is a double size room to the front with built-in wardrobes having top cupboards, radiator and UPVC double glazed front window.

Bedroom 4, at the rear, is another double size room with UPVC double glazed rear window, part coloured leaded, single glazed side fixed timber window, recess with shelving, double wardrobe with top cupboard and radiator

Bedroom 5, again is another double size, with UPVC double glazed window, radiator, built-in cupboard and top cupboards and picture rail.





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



0.51 Acre grounds

There is a separate refitted Shower Room having a white suite with tiled shower cubicle having corner opening screen doors and waterfall shower, WC with concealed cistern, basin with vanity cupboard, chrome ladder radiator, part tiling, obscure UPVC double glazed window, recessed ceiling lights, extractor, mirror with light and feature coloured leaded timber door.

There is a prefabricated Detached Double Garage having a new roof, up and over door, side and rear single glazed fixed windows, pedestrian side door and inspection pit.

The Rear Garden enjoys a south easterly aspect and makes for a pleasant backdrop to the property having a wide Italian sandstone patio with gravel area behind the Utility, side pathway with wrought iron gate to front adjoining the Garage. The main patio leads onto a generous size lawn with mature shrubs, trees and borders. The rear third has mature trees with under planting, further small lawn and brick shed to corner.

At the front, leading from the road, brick entrance columns with electric wrought iron gates give access to the tarmac Driveway with block edging, dry stone walling to raised garden areas to the side, the drive elevates and continues to a gravel Driveway with block edging in front of the property and leading to one side and in turn leading on the other side to the Garage having a concrete drive area in front. The gravel Driveway divides 2 lawn areas and there are established shrubs and trees. There is a stepped pathway and steps leading to the front Canopy Entrance.





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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

Approximate Gross Internal Floor Area:

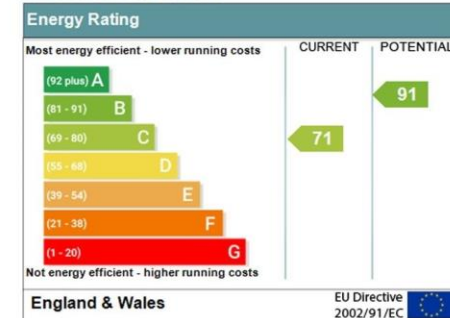
Ground Floor (exc. Garage): 145sq m, 1560sq ft

Garage: 34sq m, 366sq ft

First Floor: 117sq m, 1259sq ft

Address: 37 WOLLESCOTE ROAD, STOURBRIDGE, STOURBRIDGE,...

RRN: 2226-3003-4202-1069-9204



Additional Note: The Vendor has informed us that there are a number of trees in the front and rear garden that have Tree Preservation Orders. Also, prior to our Clients purchase and the previous purchase of the property there was some now historic underpinning which we understand was at the back corner of the Drawing Room.

Tenure: Freehold. **Construction:** brick with a pitched tiled roof. **Services:** All mains services are connected. **Broadband/Mobile coverage:** Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. **Council Tax Band G.**

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.