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37 South Road, Stourbridge, DY8 3YA

This delightful three bedroom Edwardian family home has been lovingly enjoyed by its current owners for many years and is now ready to welcome its next custodian. Brimming with period charm and original features throughout, South Road offers an abundance of well proportioned living space, perfectly blending character with everyday practicality.

The accommodation briefly comprises a welcoming reception hall, spacious living room, elegant dining room, fitted kitchen, and a convenient ground floor shower room. To the first floor are three well appointed bedrooms and a family bathroom, all thoughtfully arranged to suit modern family living.

A particular highlight of the property is the enchanting rear garden, a peaceful and private outdoor retreat ideal for relaxing, entertaining, and enjoying long summer evenings with family and friends. Further benefits include off-road parking to the front of the property.

Homes of this character and calibre are rarely available for long. Early viewing is highly recommended, contact us today to arrange your appointment.

Approach

Gravelled Driveway to front providing off road parking for multiple vehicles.

Reception Hall

The welcoming reception hall creates an excellent first impression, retaining its original Edwardian charm through beautiful tiled flooring and high ceilings. The generous proportions enhance the feeling of light and space, setting the tone for the rest of this characterful home.

Living Room

15'4" x 11'5" (4.69 x 3.49)

The spacious living room provides an ideal setting for both relaxation and entertaining. A traditional central fireplace serves as an attractive focal point, complemented by original hardwood flooring and bespoke built-in shelving. A beautiful large bay window floods the room with natural light while offering a pleasant outlook over the front of the property, further enhancing its bright and welcoming atmosphere.

Dining Room

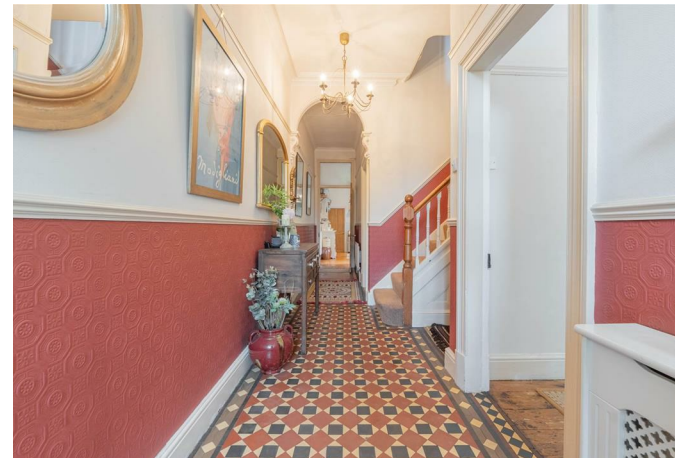
12'11" x 10'11" (3.96 x 3.35)

A delightful space for both formal dining and family gatherings. An ornate fireplace provides an elegant focal point, complemented by attractive wooden flooring and impressive high ceilings that enhance the sense of space. Double French doors allow an abundance of natural light to fill the room and open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Kitchen

15'5" x 10'3" (4.71 x 3.14)

The kitchen offers a well designed and highly functional space, featuring a range of fitted & free standing units, ample worktop space, and plenty of storage. Vaulted ceiling with exposed beam, window to side allows natural light to flood in along with side door access leading to the garden.



Shower Room

A true asset is this additional ground floor shower room offering fitted shower cubicle, wash hand basin, w.c, central heated radiator, plumbing for washing machine & two windows to the side.

Landing

A bright & airy landing with doors off to all first floor accommodation.

Bedroom 1

12'0" x 11'10" (3.67 x 3.63)

This beautifully presented double bedroom is a bright and tranquil retreat, enhanced by two large sash windows that flood the room with natural light. A charming traditional fireplace provides an attractive focal point, adding warmth and character while reflecting the property's period heritage.

Bedroom 2

12'0" x 10'11" (3.67 x 3.34)

The second double bedroom is a well proportioned and inviting space, enjoying a peaceful outlook over the rear garden. A large window allows an abundance of natural light to fill the room, enhancing the sense of space and creating a bright, airy atmosphere.

Bedroom 3

12'0" x 8'10" (3.66 x 2.70)

Overlooking the front of the property, the third bedroom is a well proportioned and versatile space, offering flexibility to suit a variety of needs. Whether utilised as a comfortable double bedroom, a nursery or a dedicated home office. Its adaptable layout makes it an excellent addition to the home, catering effortlessly to changing family and lifestyle

Bathroom

The family bathroom is tastefully finished and functional with a panelled bath, WC and pedestal wash basin. A large sash window floods the room with light, ensuring the space is bright and inviting.

Garden

A true highlight of the property, the enchanting rear garden is a wonderfully mature and thoughtfully arranged outdoor space, beautifully divided into a series of distinct areas, each with its own unique character and appeal. Stepping out from the rear of the house, you are immediately greeted by a charming gravelled courtyard, framed by attractive red brickwork, climbing plants, and established greenery, creating a delightful setting for al fresco dining or morning coffee.

Beyond the courtyard, the garden unfolds into a gently meandering lawn bordered by mature hedging and an abundance of well-established planting. The lush surroundings provide an excellent sense of privacy and seclusion, creating a peaceful oasis away from the bustle of everyday life. Toward the rear, a generous gravelled seating area offers ample space for outdoor entertaining and family gatherings, while a charming pergola adds further character and interest. Beautifully enclosed and exceptionally versatile, this idyllic garden provides the perfect setting for relaxation, recreation, and enjoying the outdoors throughout the seasons.



Cellar
Great for additional storage

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 p

The same also apply to surveyors who we refer you to. The fee is relevant to your professional fee of £200 inc vat that you would pay had you used an intermediary on the expenditure in so please feel free to



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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