

LexAllan

local knowledge **exceptional service**

24 Red Hill, Stourbridge, DY8 1ND

Victorian elegance, generous proportions and superb family living combine in this impressive substantial semi-detached period home, enviably positioned on Red Hill in the heart of sought-after Oldswinford, Stourbridge.

Offering a wealth of character alongside versatile modern living, the property provides **four spacious double bedrooms, a versatile fifth bedroom/home office, three reception rooms, conservatory, breakfast kitchen, shower room and downstairs WC.

The welcoming reception hallway leads to an elegant formal lounge with bay window and feature fireplace, a peaceful morning room, and a bright conservatory with direct access to the garden. The separate dining room provides an excellent space for entertaining, while the well-appointed breakfast kitchen is designed for practical family living. A cellar offers useful additional storage.

Upstairs, four well proportioned double bedrooms are complemented by a further versatile room, ideal as a fifth bedroom, nursery or home office, together with a modern shower room.

Outside, the mature walled rear garden provides a private and tranquil setting, with established planting and plenty of space for outdoor dining and entertaining. To the front, a substantial sweeping driveway provides ample parking, turning space and room for a caravan or motorhome. A detached garage and workshop add further practicality.

Ideally situated for Oldswinford's highly regarded schools, local shops, cafés and amenities, with Stourbridge Junction railway station and major road links providing excellent access to Birmingham and the wider West Midlands. A substantial and characterful Victorian family home offering exceptional space, flexibility, parking and a highly desirable Oldswinford location.













Approach

The front exterior is approached via a wide driveway, providing ample off road parking and framed by mature trees and a neatly maintained lawn. The property's white painted façade is complemented by classic window surrounds, while a traditional entrance door, accessed via a short flight of steps, completes the welcoming frontage

Reception Hall

A welcoming reception hallway with timeless character, featuring classic panelled walls and an attractive staircase with a polished wooden handrail and decorative balusters. The tiled flooring provides both practicality and style, while the elegant detailing creates a refined first impression and sets the tone for the beautifully presented accommodation beyond.

Lounge

17'0" (5.20)

A bright and welcoming family lounge, beautifully enhanced by an abundance of natural light from the impressive bay window. Generously proportioned and thoughtfully designed for modern family living, the room offers excellent flexibility for a range of seating arrangements. A warm and inviting space, it provides the perfect setting for relaxing, entertaining, and spending quality time together.

Sitting Room

16'2" x 14'0" (4.93 x 4.28)

A charming and tranquil morning room, offering a cosy retreat overlooking the garden. The impressive bay window floods the room with natural light while framing lovely garden views. Neutral carpeting and soft furnishings create a warm and inviting atmosphere, making this a wonderfully relaxing space for enjoying a quiet coffee, reading a book, or unwinding with family and friends.

Dining Room

16'0" x 12'0" (4.90 x 3.66)

A beautifully presented dining room, filled with natural light from the large window overlooking the garden. The warm terracotta-tiled flooring adds character and charm, complementing the neutral décor and creating an inviting atmosphere. A versatile space, ideal for elegant formal dining, relaxed family meals, and entertaining guests.

Conservatory
13'1" x 10'7" (4.00 x 3.24)
A delightful conservatory seamlessly connected to the family lounge, creating a bright and airy additional living space. Featuring a practical tiled floor and lovely views over the garden, the room enjoys direct access to the outdoors, making it a wonderful spot to relax, unwind, and enjoy the surrounding scenery throughout the seasons.

Kitchen
17'2" x 13'2" (5.25 x 4.02)
A wonderfully practical and well-appointed kitchen, designed with both everyday family life and entertaining in mind. A central dining table provides the perfect setting for relaxed meals, while ample storage and modern appliances offer excellent functionality. The attractive fireplace chimney breast adds a charming focal point and a touch of character, complemented by the tiled flooring. The kitchen flows naturally into the adjoining dining room, creating a sociable and versatile space for modern living.

Landing
A spacious and light-filled first-floor landing, enhanced by large windows that create a bright and welcoming atmosphere. Patterned carpeting adds warmth and character, while a selection of framed artwork and pictures provides a personal and homely touch. The generous landing offers easy access to the bedrooms and shower room, creating a well-connected and inviting upper-floor space.

Bedroom 1
17'1" x 12'2" (5.22 x 3.72)
A generously proportioned and beautifully light-filled principal bedroom, featuring two windows that allow an abundance of natural light to flood the space. Fitted wardrobes span one wall, providing excellent storage while maintaining a clean and uncluttered feel. Soft carpeting adds warmth and comfort, creating a peaceful and inviting retreat to relax and unwind.

Bedroom 2
14'7" x 14'0" (4.45 x 4.27)
A spacious double bedroom offering excellent proportions and a bright, welcoming atmosphere. Fitted wardrobes provide generous and practical storage, while the light-coloured walls and soft carpeting enhance the sense of space and comfort.

Bedroom 3
11'11" x 11'11" (3.64 x 3.64)
A comfortable and well-proportioned double bedroom, featuring fitted wardrobes along one wall for excellent storage. The windows allow plenty of natural light to fill the room, while neutral carpeting and soft décor create a calm and inviting atmosphere.

Bedroom 4
10'9" x 10'4" (3.30 x 3.15)
A charming and versatile double bedroom, featuring fitted wardrobes for convenient storage and a window overlooking the garden. Its cosy proportions make it an ideal guest bedroom, child's room, or flexible hobby space, offering a peaceful outlook and plenty of potential to suit a variety of needs.

Bedroom 5
8'11" x 5'8" (2.73 x 1.75)
A bright and versatile single room, offering a peaceful and private space with plenty of natural light from the window. Perfectly suited as a home office, study, dressing room or occasional guest bedroom, this charming room makes excellent use of its space and provides a wonderfully flexible addition to the home.













Shower Room

The shower room is fitted with a large walk-in shower with glass screens, a toilet and a wash basin, finished with light-coloured tiles and a window providing natural light and ventilation.

Cellar

16'0" x 10'1" (4.88 x 3.08)

The cellar/workshop downstairs is a versatile space with a practical tiled floor and two designated storage areas, accessible via a staircase. It offers ample room for projects, storage, or additional utility needs.

Garage

27 x 12 (8.23m x 3.66m)

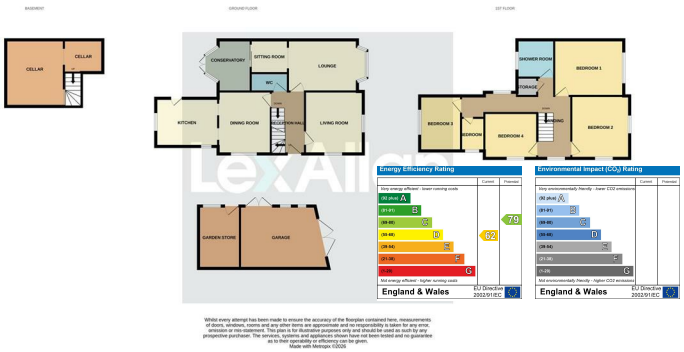
The garage and workshops offer a large, versatile space with double doors for easy access. This area is ideal for parking vehicles, DIY projects, or as additional storage.

Garden

The rear garden is a lovely, private space with a large lawn bordered by mature shrubs and established trees. A paved terrace provides an ideal seating area for outdoor dining and relaxing, with terracotta pots and garden urns adding seasonal colour and charm.

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.











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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge **exceptional service**