



The  
**LEE, SHAW**  
Partnership

**Malvern House**  
22 & 23 High Street, Wall Heath, Kingswinford DY6 0HB



# Grade II Listed Period Home

RARE AND UNIQUE OPPORTUNITY FOR A SPECIAL FAMILY HOME – A PROPERTY WHERE INSPECTION IS ABSOLUTELY ESSENTIAL AND HIGHLY RECOMMENDED.

Malvern House in High Street, Wall Heath is an important local Landmark Home with Grade II Listed status, circa 1830 but thought to be older.

This substantial 4 Bedroom period property is 2 houses in one, having 2 distinct sides, 2 staircases and offers outstanding space with a very versatile layout and rooms offering flexible use.

The property has been a labour of love by the present owners who oversee a total renovation with a sympathetic eye on improvement but with a clear brief to preserve and also build in period character which they have implemented with no expense spared to create a truly beautifully appointed Home.

With gas central and comprising: Entrance Hall, Sitting Room, Dining Room, Kitchen, Breakfast Room, Utility/Hall with Cellar Off, Ground Floor Shower Room, Family Room, Inner Hall, further Sitting Room (in 2 parts), split level Landing, 2 Double Bedrooms, 1st Floor Sitting Room/Middle Landing, 2 further Double Bedrooms, further Landing and Bathroom.

The Rear Garden provides a secluded haven as a backdrop to the property with substantial workshop/shed and there is the benefit of allocated parking, to the rear, accessed from Chapel Street.

It is important to recognise its convenient setting within the heart of Wall Heath, together with nearby Kingswinford with its range of amenities and popular schools.

OVERALL, HOMES OF THIS NATURE ARE FEW AND FAR BETWEEN MAKING THIS A STAND OUT OPPORTUNITY NOT TO BE MISSED. EARLY VIEWING IS HIGHLY RECOMMENDED.



# Truly Spacious Must See

On the Ground Floor, there is a recessed Entrance with part glazed door to the Entrance Hall having school style radiator, ceiling cornice, part glazed door to Kitchen and panel door to:

Sitting Room having a period style feature mantel fireplace with hearth, sash bay window to front, ceiling cornice and radiator.

There is a good size Kitchen to the middle of the property, having a bespoke range of wall and base cupboards, contrasting black granite worktops, sink and mixer tap, centre Island with granite worktop including base cupboards, integrated fridge, integrated freezer, integrated Bosch dishwasher, further inset sink with mixer tap, radiator, ceiling beams, recess with Rangemaster Classic 110 range cooker with cooker hood over, step to Dining room at the front, wide opening to rear Breakfast Room and door to Inner Hall.

The Dining Room has a mantel fireplace with quarry tiled hearth, school style radiator, sash winder to front, built-in cupboard, ceiling rose and cornice.

There is a Breakfast room, at the rear, with large double glazed roof window, rear timber double glazed fixed windows and centre part double glazed timber door to Garden, part glazed door to Family Room and glazed door to Utility Room/Hall. This has a worktop with 2 appliance spaces below, 2 double built-in cupboards, second staircase to 1st floor, Cupboard (with Ideal gas central heating boiler) door to Shower Room and door and steps access to Cellar.





# Convenient Location

The Shower Room has a white suite with walk-in shower having end panel and curved side screen and waterfall shower over, WC, basin with beech style plinth and shelf below, double glazed roof window, chrome ladder radiator, tiled floor and part glazed door.

There is a generous size Family Room having timber double glazed rear window, vaulted ceiling to part with 4 double glazed roof windows, part double glazed rear timber doors to Garden, radiator, built-in shelving and door to Inner Hall.

The Inner Hall leading from the Family Room and Kitchen has the main staircase to the 1st Floor (with Store below), part double glazed door to additional Front Entrance with gate and archway to front.

There is a good size Sitting Room (in 2 parts) with sash window to front, radiator, timber front door, recessed fireplace with mantel and quarry tiled hearth and additional recessed fireplace with quarry tiled hearth.

From the main staircase and rising to the 1st Floor there is a split level Landing having timber double glazed rear window, radiator, step to Sitting Room/Middle Landing and doors to:

Bedroom 2, at the front, has a fireplace with mantel and quarry tiled hearth, radiator, sash window to front and picture rail.





## Thoughtfully Renovated

Bedroom 3, at the rear, has a fireplace with mantel and quarry tiled hearth, timber double glazed rear window, radiator and picture rail.

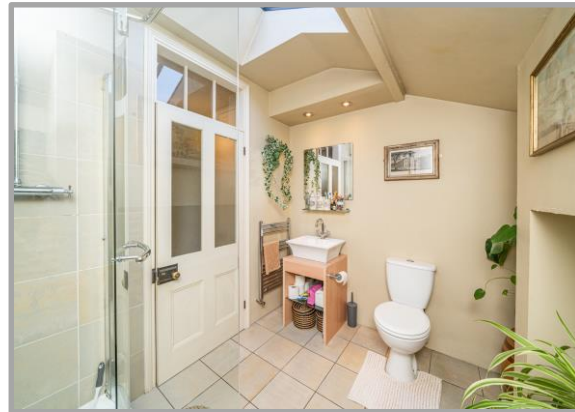
There is a Sitting Room/Middle Landing, of generous size, having a fireplace with mantel and quarry tiled hearth, 2 timber double glazed rear windows, radiator and doors to:

Bedroom 4, at the front, with fireplace having quarry tiled hearth, picture rail, sash window and radiator.

Bedroom 1, at the front, with 2 sash windows, mantel fireplace with quarry tiled hearth, picture rail, radiator and loft access.

From the Sitting Room/Middle Landing, there is a further Landing area accessed by the second staircase with radiator and door to:

Main Bathroom having a roll top bath on feet, WC, Heritage corner basin with vanity cupboard, tiled shower cubicle with screen and door and waterfall shower, radiator/towel rail, obscure timber double glazed window, ceiling beams, part wall tiling and extractor.





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





## Rear Parking

The Rear Garden is well screened and has a blue brick patio area with yew tree, lawn, raised side and rear borders, substantial workshop/shed (with part double glazed timber doors and timber double glazed window and tap) and with rear gate.

There is Rear Parking with allocated spaces accessed from Chapel Street.

**Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).**

**Council Tax Band B (for 22 High Street) & Council Tax Band A (for 23 High Street).**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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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](http://www.leeshaw.com/downloads/referral-fees.pdf)

**Entrance Hall**

**Sitting Room: 14'11" into bay x 13'5" (4.54m x 4.10m)**

**Kitchen: 17'7" x 11'9" (5.36m x 3.59m)**

**Dining Room: 12'9" x 10'5" max (3.89m x 3.18m)**

**Breakfast Room: 16'4" x 10'3" max (4.98m x 3.12m)**

**Family Room: 25'1" x 14'5" max (7.65m x 4.39m)**

**Utility/Hall: 13'112 max x 6'8" (4.26m x 2.05m)**

**Cellar**

**Shower Room: 8'2" x 7'7" (2.49m x 2.31m)**

**Inner Hall: 10'8" x 10'8" (3.27m x 3.27m)**

**Sitting Room: 20'1" x 14'3" (6.14m x 4.34m)**

**Split Level Landing: 21' incl. stairs x 4'4" & 10'9" (6.41m x 1.34m & 3.27m)**

**Bedroom 2: 14'1" x 10'9" (4.30m x 3.29m)**

**Bedroom 3: 14' x 8'5" (4.28m x 2.56m)**

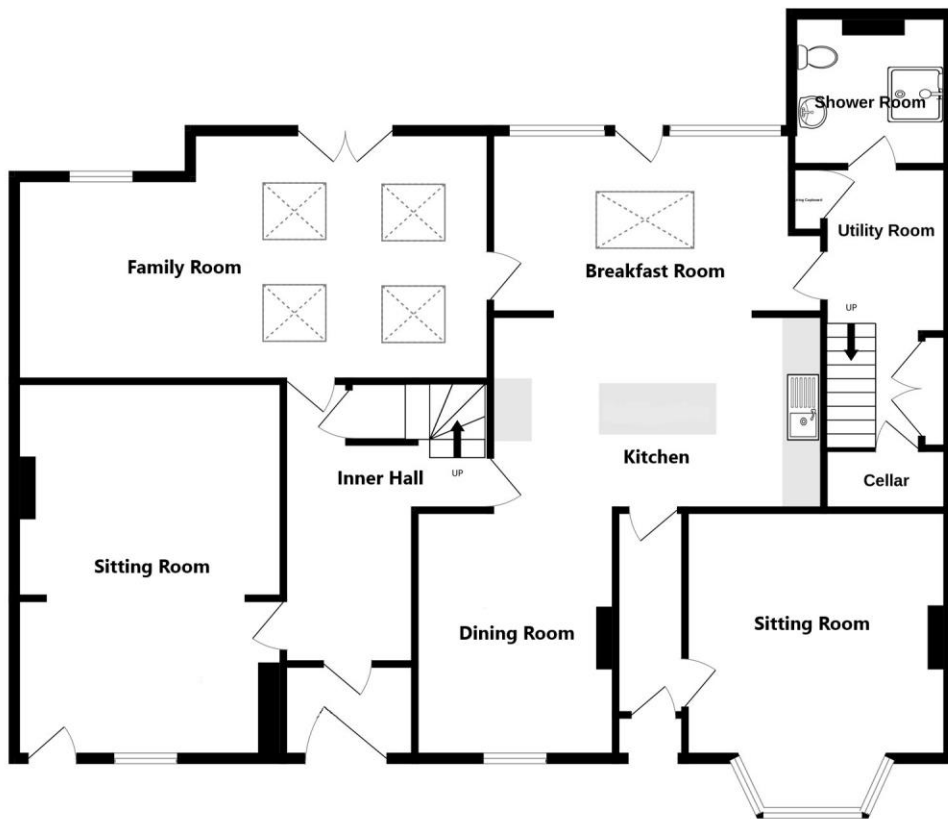
**Sitting Room/Middle Landing: 17'6" x 11'8" (5.33m x 3.57m)**

**Bedroom 1: 17'8" x 12'8" (5.39m x 3.86m)**

**Bedroom 4: 12'11" max x 12'5" (3.95m x 3.88m)**

**Further Landing**

**Bathroom: 10'8" x 8'1" (3.26m x 2.48m)**



**GROUND FLOOR**



**1ST FLOOR**

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**Selling Agents: The Lee, Shaw PARTNERSHIP**

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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.