



24 REDLAKE ROAD
PEDMORE | STOURBRIDGE

LexAllan
Grove *Village*



24 REDLAKE ROAD PEDMORE | STOURBRIDGE

...an exclusive Stourbridge address

The Edwardian grandeur of this imposing and flexible family home greets you as you drive through the entrance gates along the tree-lined drive that skirts the extensive grounds.

The impressive hand-carved stone main entrance vestibule leads you into an impressive and beautiful living space that may suit an extended family that requires independent living areas.

...a perfect family home





24 Redlake Road at a glance

- Edwardian grandeur
- Flexible layout
- 7 bedrooms 5 bathrooms
- Beautiful gardens
- The countryside and leisure pursuits on your doorstep
- Outstanding primary & secondary schools nearby
- Excellent commuter links to the rest of the UK



Lex Allan Grove loves...

...the flexible nature of the accommodation in this imposing Edwardian Residence that can be used for independent living for an extended family or merged into one for a busy family life





Flat 24a ~ Ground Floor

The welcoming **vestibule**, with its attractive mosaic flooring and stained glass windows, leads you to an ornate stained glass door that opens into the impressive ground floor **reception hallway** (opposite left) with its fabulous parquet flooring and feature fireplace.

The double doors lead to the **lounge** (right and below left) that is filled with light from the large picture window, dual aspect windows to the front and side and french doors opening into the sun room. This light and spacious room is rich in period features which include the marble fireplace and ornate ceiling cornice.

An open entrance takes you through to the elegant **dining room** (below centre pics) with its large walk-in bay window and further period features.

The **sun room** is a wonderful space in which to work and relax, with access to the gardens.





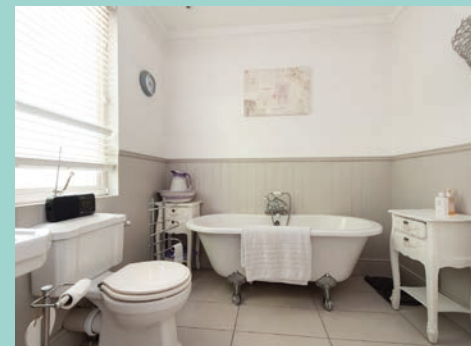
Flat 24a ~ Ground Floor (cont'd):

Bedroom one (*opposite left*) is a spacious double bedroom, well-lit from the dual aspect windows to front & side and the picture window overlooking the garden. **Bedroom two** (*below left*) is a good-sized double bedroom with a feature window to side and fitted wardrobes. Across the inner hallway lies **bedroom three** (*below middle-left*), an ideal children's or guest bedroom.

The **bathroom** (*below middle-right*) is light, neutrally decorated with a claw-foot bath and shower cubicle with stained glass skylight window and large drench shower head.

The beautiful and well-equipped **breakfast kitchen** (*right & below right*) has Shaker style painted wall and base units with wooden work surfaces. The centre island serves as a breakfast bar area that's an ideal space for the family to gather.

There's also a useful **utility room**.





Flat 24b ~ First Floor

The welcoming **reception landing** (*right & below middle-left*), with its feature stained glass window, is reached from the same **vestibule** that serves the ground floor flat. The landing leads you to the **playroom/reception lounge** (*below middle-right*) well-lit having the same layout as the bedroom below it on the ground floor.

Bedroom one (*opposite left*) is a stunning space with light flooding in from the windows that surround the room. The light **en-suite shower room** (*below, middle-left*) has a double shower cubicle.

An **inner hall** leads to a good-sized **study** with fitted storage and a separate rear entrance and staircase with stairs ascending further to Flat C/second floor.



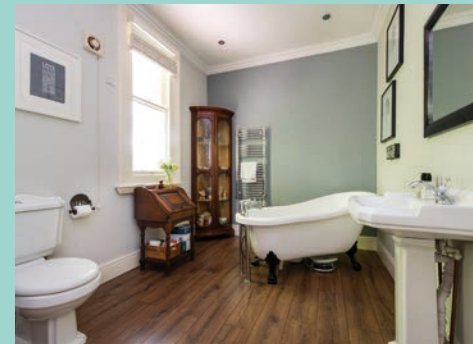


Flat 24b ~ First Floor (cont'd):

The **dining room** (*opposite & below left*) is an ideal space in which to entertain with its feature fireplace, picture window and open entrance to the **kitchen** (*right & below middle-left*). The kitchen is well-equipped and beautifully planned, with its own breakfast bar area.

The **bathroom** (*below middle-right*) has two obscured sash windows, wood effect laminate flooring and free-standing claw foot slipper bath.

Bedroom two (*below right*) is another good-sized double bedroom.





Flat 24c ~ Second Floor

Access via stairs from Flat 24b or alternatively by private staircase leading to private front door with its own **entrance vestibule**. The **kitchen/utility area** is again, well-equipped for self-contained living. The **main landing** leads to **bedroom two** (*below middle-right*) a light and airy double bedroom that has its own **shower room** (*below right*) across the landing.

The **lounge** (previously a Ballroom) (*opposite left*) is a beautiful room that is an ideal space in which to relax. A door leads to **master bedroom one** (*right & below left*) that is a stunning, light and spacious room with its own beautifully designed **en-suite bathroom** (*below middle-left*) with a large heritage bath, his and hers matching wash hand basins, large fitted shower and inset TV with speakers.





Gardens & Outbuildings

The garden areas stretch to front, side and rear with a mix of mature planted borders, beautifully manicured lawn, planted areas, mature trees, further rear garden laid to turf and patio area.

The **garage** has an electrically operated garage door and a door leading to the **coach house annexe**. Stable doors give access to the **lounge** and **kitchen** areas.

The first floor accommodation consists of a **split level room** leading to a further **bedroom**.

A **conservatory/sun room** finishes off this useful collection of outbuildings that give peace and quiet away from the main house.



dimensions

FLAT 24 GROUND FLOOR

Welcoming Vestibule

Reception Hallway

2.90m x 7.19m max (9'6" x 23'7" max)

Downstairs WC

Lounge

6.99m max 6.20m min x 5.49m max 4.19m min
(22'11" max 20'4" min x 18'0" max 13'8" min)

Dining Room

5.38m max 4.29m min x 4.29m
(17'7" max 14'0" min x 14'0" min)

Sun Room

2.39m x 4.50m max (7'10" x 14'9" max)

Bedroom One

6.20m x 4.78m max 4.50m min
(20'4" x 15'8" max 14'9" min)

Bedroom Two

3.66m x 4.33m max into wardrobes
(12'0" x 14'2" max into wardrobes)

Bedroom Three

2.79m x 3.28m max into wardrobes
(9'1" x 10'9" max into wardrobes)

Inner Hallway

Cellar

Bathroom

Kitchen

4.39m min 4.88m max x 3.38m
(14'4" min 16'0" max x 11'1")

Utility Room

1.98m x 2.69m (6'5" x 8'9")

FLAT 24B FIRST FLOOR

Reception Landing

4.09m x 5.59m (13'5" x 18'4")

Playroom/Reception Lounge

6.20m x 4.78m max 4.60m min
(20'4" x 15'8" max 15'1" min)

Bedroom One

4.29m min 5.49m max x 4.50m min 5.49m max
(14'0" min 18'0" max x 14'9" min 18'0" max)

En-suite Shower Room

Inner Hall

Study

2.86m x 3.28m (9'4" x 10'9")

Dining Room

4.29m x 4.39m (14'0" x 14'4")

Kitchen

4.19m max 3.78m min x 4.29m
(13'8" max 12'4" min x 14'0")

Bathroom

Bedroom Two

2.90m x 3.38m (9'6" x 11'1")

FLAT 24C SECOND FLOOR

Entrance Vestibule

Kitchen/Utility Area

3.48m x 2.59m (11'5" x 8'5")

Main Landing

Bedroom Three

4.29m max 3.48m min x 3.78m
(14'0" max 11'5" min x 12'4")

Walk-in Storage Cupboard

Shower Room

Bedroom Two

4.09m max into wardrobe 3.78m min x 4.29m into
wardrobe (13'5" max into wardrobe 12'4" min x 14'0"
into wardrobe)

Lounge (previously a Ballroom)

5.49m min 5.79m max x 8.99m
(18'0" min 18'11" max x 29'5")

Master Bedroom One

6.78m min 6.99m max x 4.19m min 5.69m max
(22'2" min 22'11" max x 13'8" min 18'8" max)

En-suite Bathroom

4.39m x 4.19m (14'4" x 13'8")

OUTSIDE

Garage and Coach House

11.58m max 4.19m min x 13.79m max 4.29m min
(37'11" max 13'8" min x 45'2" max 14'0" min)

Lounge Area

3.00m x 3.00m (9'10" x 9'10")

Kitchen Area

2.90m x 3.68m (9'6" x 12'0")

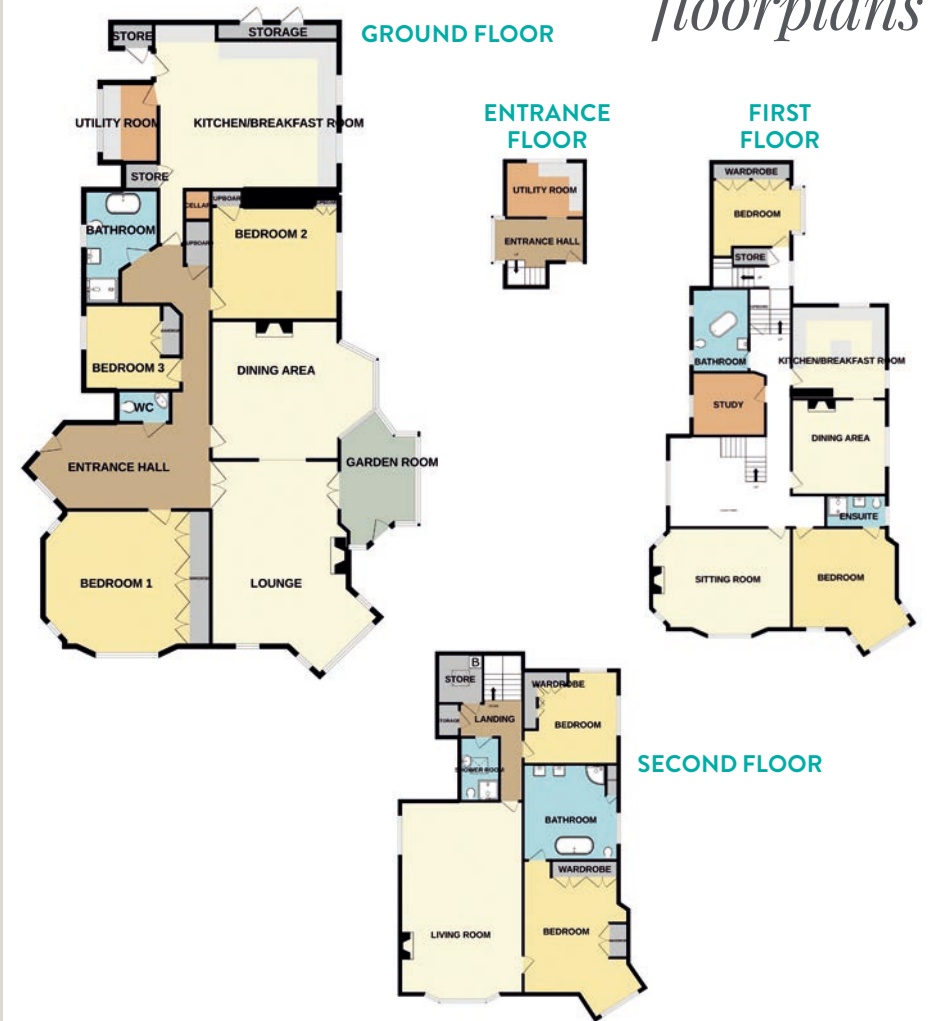
First Floor Accommodation - Access to:

Bedroom

6.78m x 4.29m into wardrobes
(22'2" x 14'0" into wardrobes)

Conservatory/Sun Room

2.69m x 6.58m (8'9" x 21'7")



| ENERGY EFFICIENCY RATING | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 c |
| 55-68 | D | | |
| 39-54 | E | 50 e | |
| 21-38 | F | | |
| 1-20 | G | | |

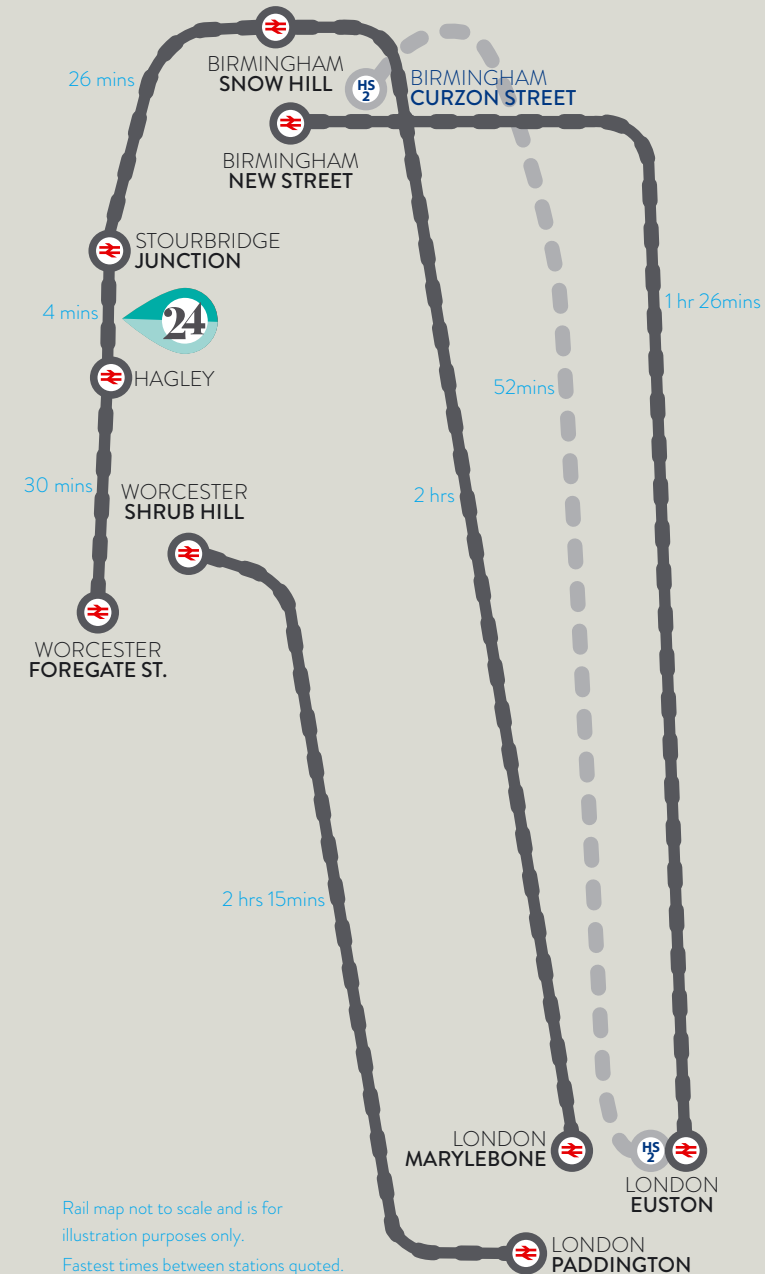
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2022

location

24 REDLAKE ROAD stands within a secluded plot in one of the area's most prestigious addresses. It lies in a convenient location for Stourbridge and Hagley centres with both Hagley and Stourbridge train stations only a short distance away, giving excellent commuter links for Worcester, Birmingham and beyond. M5 junction 4 and the Midlands Motorway Network are also within easy reach.

The property lies within catchment of excellent schools at both primary and secondary levels, with the highly-rated Oldswinford Hospital School just over a mile away. Stourbridge Golf & Tennis Clubs are just a stone's throw away and there's beautiful countryside walks from your doorstep.





AGENTS NOTE: The property is connected to mains gas, electric, water and sewage. **COUNCIL TAX BAND:** ?? **TENURE:** 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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.

MONEY LAUNDERING REGULATIONS: In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following: 1. Satisfactory photographic identification. 2. Proof of address or residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove Ltd reserves the right to obtain electronic verification.

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.

naea | propertymark

PROTECTED



Lex Allan Grove Estate Agents
129 Worcester Road, Hagley, Worcestershire DY9 0NN

01562 270270 lexallangrove.com hagley@lexallangrove.com

Lex Allan
Grove Village