





Rosemount is one of the most handsome houses in arguably the most sought after residential areas of Stourbridge. Built with flair and oozing unquestionable style this home, available for the first time since construction is ready for its next custodian. The wealth of accommodation could be easily enhanced by the installation of a master bedroom suite in the loft and the garden is 'crying out' for a swimming pool which would then deliver the 'perfect package'. Style, flair, space, convenience and exclusivity in abundance. A rare opportunity which discerning buyers will grasp with both hands.

#### Approach

A block paved driveway providing off road parking for numerous vehicles which is accessed via beautiful iron secured electric gates.

#### Entrance

A welcoming entrance having stairs rising to the first floor, spacious understairs storage cupboard, tiled floor with underfloor heating, two double glazed windows, doors radiating off to downstairs cloakroom, study, kitchen family room and living room.

#### Study

5' 10" x 7' 2"

Double glazed window and underfloor heating.

#### Downstairs Cloakroom

Lowflush WC, wall mounted wash hand basin, chrome heated towel rail, extractor fan and tiled floor with underfloor heating.

#### Living Room

12' 5" x 17' 4"

Feature log burner with tiled hearth, double doors into the dining room, double glazed window and underfloor heating.

#### Dining Room

11' 1" x 12' 5"

Double doors to the kitchen family room and living room, double glazed double doors opening to the rear garden and underfloor heating.

#### Kitchen Family Room

11' 1" min 16' 4" max x 23' 7"

Inset sink top with drainer built into granite work tops, range of wall and base units, integrated full sized fridge, two under counter freezers and dishwasher, two built in microwaves and two built in ovens, 5 ring gas hob with cooker hood, feature island with granite work top, breakfast bar and base units, door to conservatory and utility, double doors to dining room, double glazed window and underfloor heating.

#### Conservatory

23' 3" x 14' 9" max 10' 5" min

Double doors to the rear garden, double glazed window and tiled floor with underfloor heating.



**Utility**  
Inset sink top with drainer built into work top, base units, plumbing for washing machine, space for tumble dryer, door to the driveway and garage, double glazed window and tiled floor with underfloor heating.

**Landing**  
Loft hatch with retractable ladder, storage cupboard, double glazed window and central heating radiator.

**Bedroom One**  
13' 5" x 11' 1"  
Access to the shower room ensuite, double glazed window and central heating radiator.

**Bedroom One Dressing Area**  
Access to the bedroom, two built in wardrobes, double glazed window and central heating radiator.

**Bedroom One Shower Room En Suite**  
Shower cubicle with shower fitting, low flush WC, wall mounted wash hand basin in with fitted drawer, wall and floor tiles, extractor fan, chrome heated towel rail and double glazed window.

**Bedroom Two**  
8' 6" x 12' 5"  
Two built in wardrobes, access to shower room ensuite, double glazed window and central heating radiator.

**Bedroom Two Shower Room Ensuite**  
Shower cubicle with shower fitting, wash hand basin and low flush WC built into vanity unit, wall and floor tiles, chrome heated towel rail and extractor fan.

**Bedroom Three**  
12' 5" x 11' 1"  
Two built in wardrobes, double glazed window and central heating radiator.

**Bedroom Four**  
11' 5" x 15' 1"  
Double glazed window and central heating radiator.

**Bedroom Five**  
12' 9" x 9' 2"  
Built in wardrobe, double glazed window and central heating radiator.

**Rear Garden**  
Private and enclosed by tidy conifers with paved patio area perfect for alfresco dining with pathway leading you down to the summerhouse and garden shed which are both currently used for storage, two neat and tidy lawn areas surround the pathway and two gated side accesses.

**Garage**  
15' 5" max 12' 5" min x 19' 4"  
Electric roller shutter door, door to the rear garden, cupboard housing boiler and water tank and shower room off.

**Shower Room**  
Walk in shower with shower fitting, wall mounted wash hand basin, low flush WC, chrome heated towel rail, wall and floor tiles, extractor fan and double glazed window.

Council Tax Band G





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 £24 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 £240 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 per case.

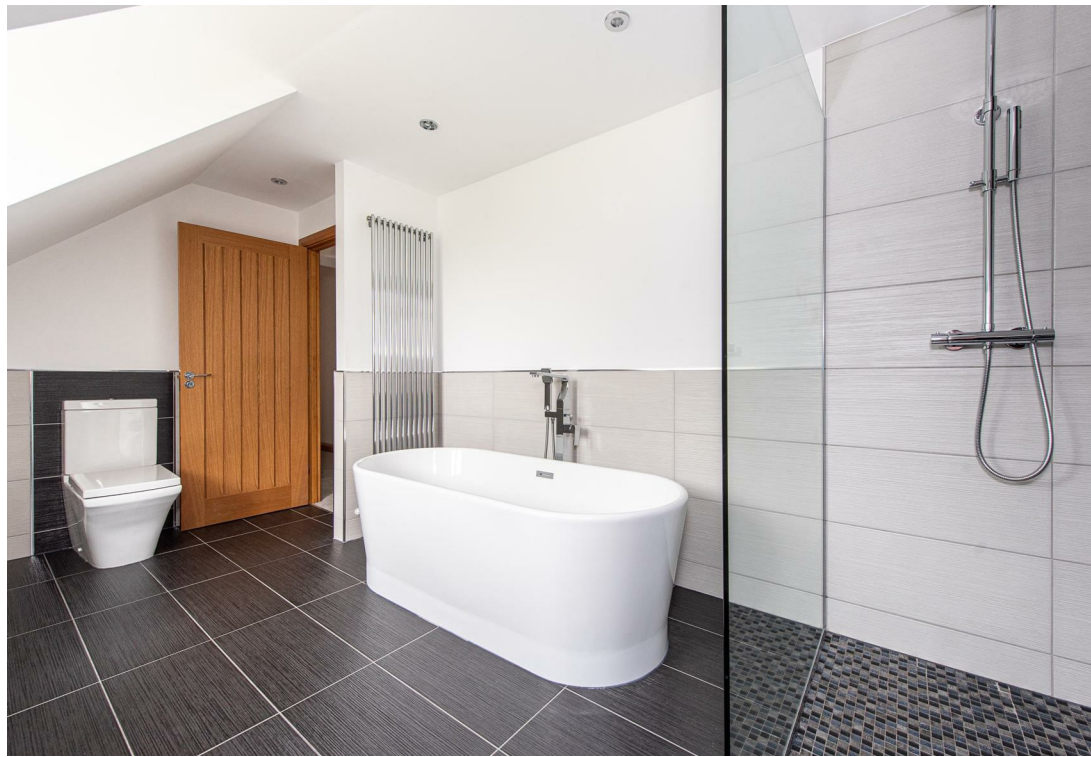
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.



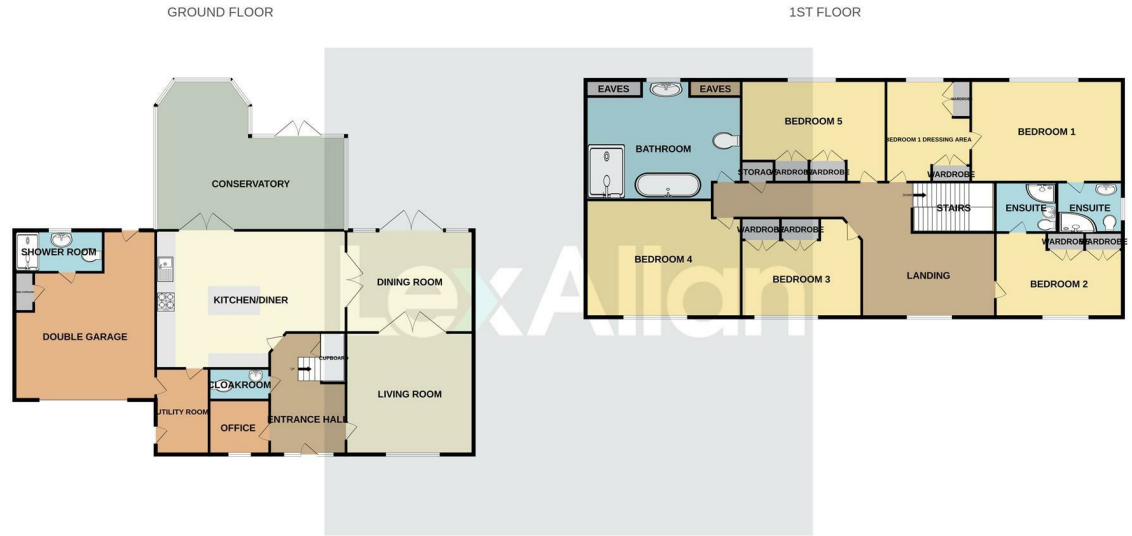












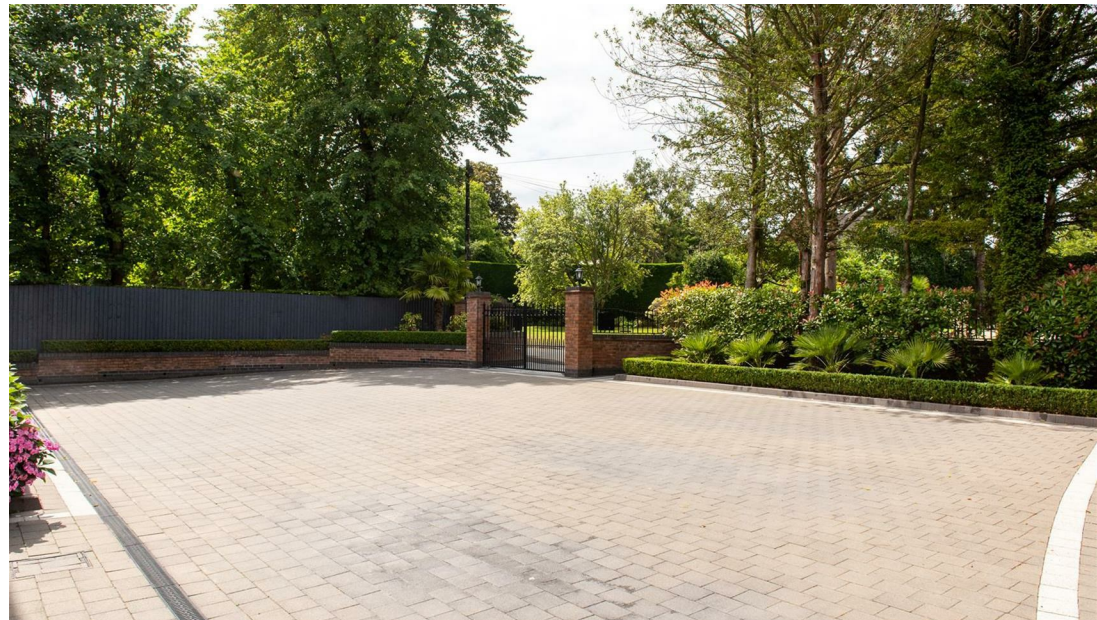
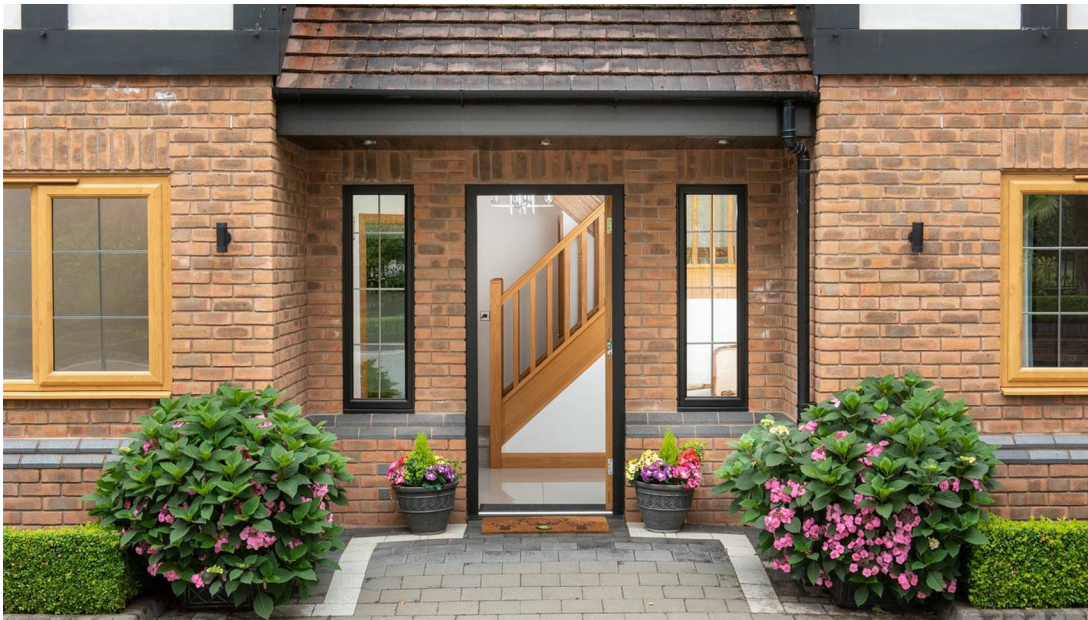
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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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