

LexAllan  
Grove *Village*



Elm House, 18b Dingle Road, Stourbridge, DY9 0RS

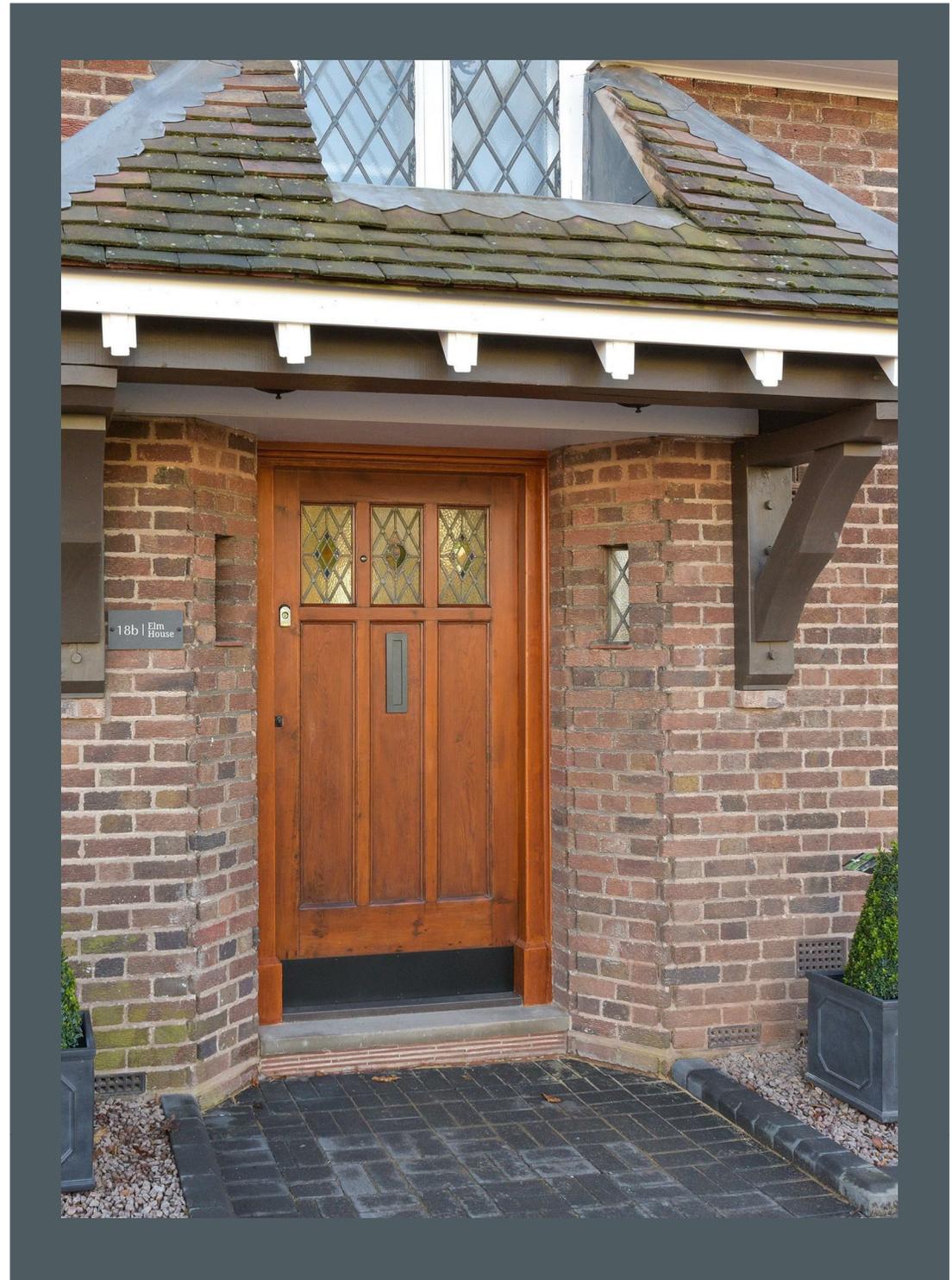
Offers In The Region Of £375,000

*...doing things differently*

# Beautiful Conversion of a 'Gentleman's Residence' at Premium Pedmore Address

The very first home to be constructed on Dingle Road in 1925, this fine example of a Gentleman's Residence has been thoughtfully divided and refurbished to provide three separate properties - 'Oak Lodge', 'Elm House' and 'Ivy Cottage'. As a classic Arts & Crafts house it has retained its architectural integrity with qualities that exemplify this distinguished period. The development has seen the original house sympathetically restored retaining many of its original period features such as the inglenook fireplace in Oak Lodge, stained glass windows in Elm House and Georgian windows in Ivy Cottage.

The three houses benefit from high ceilings including original plaster roses, picture windows, and leaded windows. A superior and uncompromising finish throughout and having been completed to a high standard, each property offers; British hand built 'LochAnna' kitchens with granite work surfaces and 'Neff' appliances, 'Hudson Reed' bathrooms and quality flooring including 'Karndean' in the kitchen. All properties benefit from 10 year structural defects insurance, new central heating systems, are fully rewired and sound tested. The properties have Cable WIFI & Telecoms and PIR security. In addition, the properties all have secure parking, landscaped private gardens with water taps, double power sockets, outside lighting and charging points for electric vehicles. The property could be extended to the rear subject to the usual consents to create additional living space downstairs.



**Lex Allan Grove loves...**

*The quality finish throughout*





## Introduction

Having the original front door and stained glass windows and large covered porch with two exterior lights, 'Elm House' offers period features alongside well planned accommodation to include a beautiful kitchen, dining room, lounge with feature marble fireplace, guest wc, two double bedrooms and bathroom to the first floor and to the second floor, a master bedroom with en-suite and study/bedroom four.

## Entrance Hall

With original front door having stained glass panels to the front, ceiling light point set into ceiling rose, chrome sockets and switches, radiator. Doors to the lounge, guest wc and dining room and oak stairs rising to the first floor.

## Guest WC

With low level wc unit, wash hand basin in vanity unit, radiator and ceiling light point set in ceiling rose and illuminated Hudson Reed mirror.

## Lounge 12'8" x 11'10" (3.87 x 3.63)

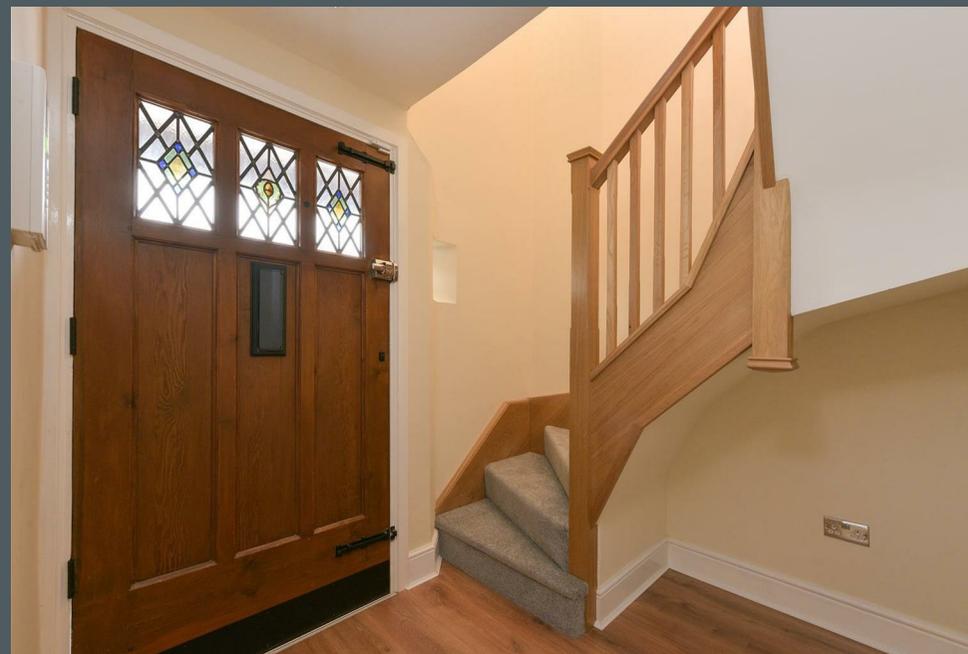
Having original leaded windows to the rear, ceiling light point set in ceiling rose, chrome switches and sockets including USB points, radiator, feature marble fire place with inset lighting and door to the kitchen. The property could be extended with a conservatory to the rear subject to the usual consents to create additional living space downstairs.

## Kitchen 11'4" x 10'9" (3.46 x 3.28)

A beautiful hand built 'LochAnna' kitchen with a range of wall, base and drawer units, complimentary granite work surfaces with up-stands and breakfast bar area. An inset sink with mixer tap, integrated 'Neff' slide and hide oven, integrated 'Neff' combination microwave oven, 'Neff' five Burner 'gas on glass' hob with 'Neff' extractor above, 'Neff' integrated dishwasher and washer/dryer, 'Neff' integrated fridge/freezer, ceiling spot lights, chrome switches and sockets including USB points, radiator and double glazed leaded window and door to the large rear patio and south facing garden and opening into the dining room.

## Dining Room 7'7" x 6'8" (2.32 x 2.04)

Having leaded window to the front with secondary glazing, radiator, two ceiling light points set in ceiling roses and chrome switches and sockets with USB points.











### First Floor Landing

With two ceiling light points set in ceiling roses, chrome switches and sockets, stairs to the second floor and doors to bedrooms two, three and family bathroom.

### Bedroom Two 12'7" x 10'8" (3.84 x 3.27)

Having leaded window with secondary glazing to the rear, power sockets with USB points, radiator and ceiling light point set in ceiling rose.

### Bedroom Three 11'5" x 6'7" (3.48 x 2.01)

Having leaded window with secondary glazing to the rear, radiator and ceiling light point set in ceiling rose and power sockets with USB points. Door leading to under-stairs storage.

### Family Bathroom

Having the original stained glass ornate window with secondary glazing to the front, ceiling spot lights, low level wc, wash hand basin in vanity unit, chrome heated towel rail, illuminated Hudson Reed mirror and shaving point and space saver bath with shower over and glass shower screen.

### Second Floor Landing

With ceiling light point set in ceiling rose, chrome switches and sockets, light tunnel for additional natural light and doors to the master bedroom and study/bedroom four.

### Master Bedroom 15'4" (max) x 10'8" (max) (4.69 (max) x 3.26 (max))

With double glazed leaded window to the rear with views towards Wychbury Hill, two wall light points, power sockets with USB points, radiator and door to the en-suite.

### En-Suite

With double glazed 'Velux' window to the front, ceiling spot lights, low level wc unit, wash hand basin in vanity unit, chrome heated towel rail, space saver bath with shower over and glass shower screen, illuminated Hudson Reed mirror and shaving point.

### Study/Bedroom Four 9'0" x 4'0" (2.76 x 1.22)

With double glazed leaded window to the rear, ceiling light point set in ceiling rose, power sockets with USB points and radiator.

### Outside

To the front is a block paved driveway with telescopic security posts giving access to the front drive with off-road parking. To the rear is a landscaped south facing garden with large patio area and steps down to a lawn with double boarded fenced surrounds and rear gated access.



# Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

*...here's just a few of them*



*Destina by Good Travel - dedicated travel experts*



*fig & favour - modern food emporium*



*Hagley Bridal Studio - exceptional service*



*Our PlaiCe - award-winning fish & chips*



*Paddocks - choice cuts from the choice of villagers*



*Robinson & Sproson - professional eye care*



*West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts*

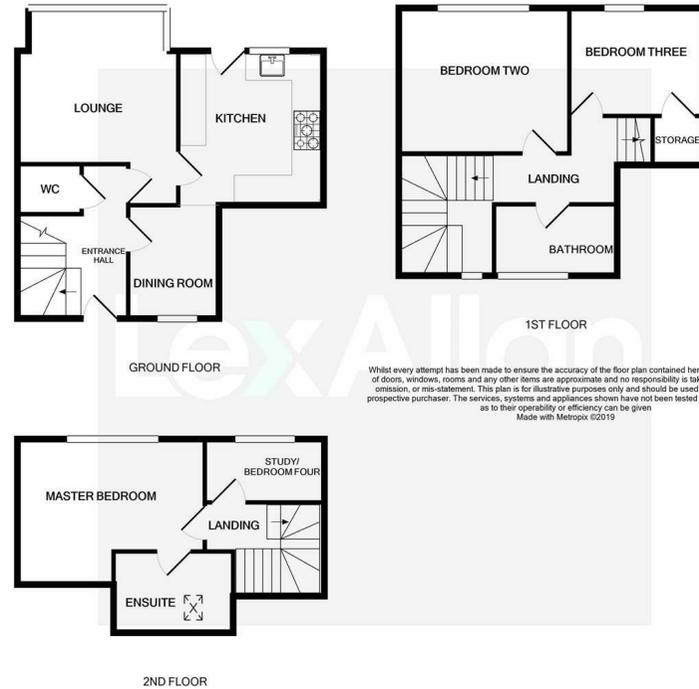


*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*



**AGENT'S NOTE:** The property is connected to mains gas, electric, water and sewage.

**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.



**LexAllan  
Grove Village**

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

**01562 270270**  
**lexallangrove.com**  
**hagley@lexallangrove.com**