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Field House, 28 Heath Street, Stourbridge, West Midlands, DY8 1SE



DESCRIPTION

Open the front door of this creeper-clad beauty to reveal a host of outstanding period features which deliver a charm through character rarely available. A Minton tiled hallway provides access to the two principal reception rooms, one with a log-burning stove and a voluminous garden room/studio with underfloor heating has french windows directly onto the rear garden. The heart of the home is a beautiful dining kitchen complete with Aga and yet more french windows open onto the oak-framed pergola overlooking the garden. A WC and cellar complete the layout on the ground floor. On the first floor are four double bedrooms, the master with stylish oak flooring that extends into a generous en suite bathroom with tongue and groove panelling and a lovely period stained glass side window. A house shower room serves the remaining bedrooms. Outside, rear gardens are landscaped to stunning effect with curving walkways, level lawn and shrubbery borders. Mature screening adds to a high degree of seclusion and privacy. There is gated gravelled parking area for several vehicles accessed from Pargeter Street.

ENTRANCE HALL

Stairs rising to the first floor.

LIVING ROOM

14' 6" x 13' 0" (4.42 x 3.96)

With door from hallway, feature fire place, double glazed window to the front aspect.

SITTING ROOM

14' 7" x 13' 5" (4.45 x 4.09)

With door from hallway, radiator, log burner, two windows to front and rear aspect and patio doors leading to the rear garden.

KITCHEN/DINER

23' 2" x 11' 10" (7.06 x 3.61)

With door from hallway, a range of base and wall mounted units, Aga, window and patio door to side aspect.

GARDEN ROOM/STUDIO

13' 7" x 11' 7" (4.14 x 3.53)

With door leading from the kitchen/diner, two windows to side aspect, patio doors to rear garden and underfloor heating.

WC

With W.C, wash hand basin, and heated towel rail.

LANDING

Doors radiating off to four bedrooms and house bathroom.

MASTER BEDROOM

15' 8" x 12' 1" (4.78 x 3.68)

With door from landing, window to side aspect, radiator, feature fireplace and door leading to en-suite.



EN-SUITE

11'2" x 10'5" (3.40 x 3.18)

With door leading from master bedroom, WC, hand wash basin, bath, shower, feature fireplace and stained glass window to side aspect.

BEDROOM TWO

14'7" x 13'7" (4.45 x 4.14)

With door leading from landing, double glazed window to front aspect and radiator.

BEDROOM THREE

12'1" x 8'7" (3.68 x 2.62)

With door leading from landing, double glazed window to front aspect and radiator.

BEDROOM FOUR

11'4" x 7'4" (3.45 x 2.24)

With door leading from landing, double glazed window to front aspect, feature fireplace and radiator.

HOUSE BATHROOM

With door leading from landing, window to rear aspect, radiator, shower, WC and wash hand basin.

GATED PARKING TO REAR

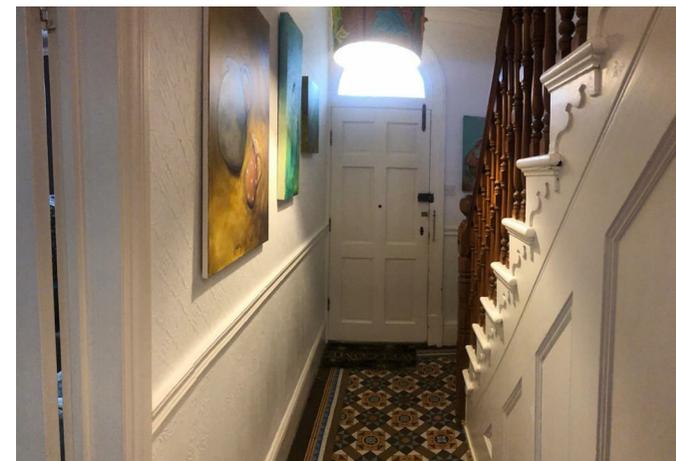
Parking for approximately four cars.

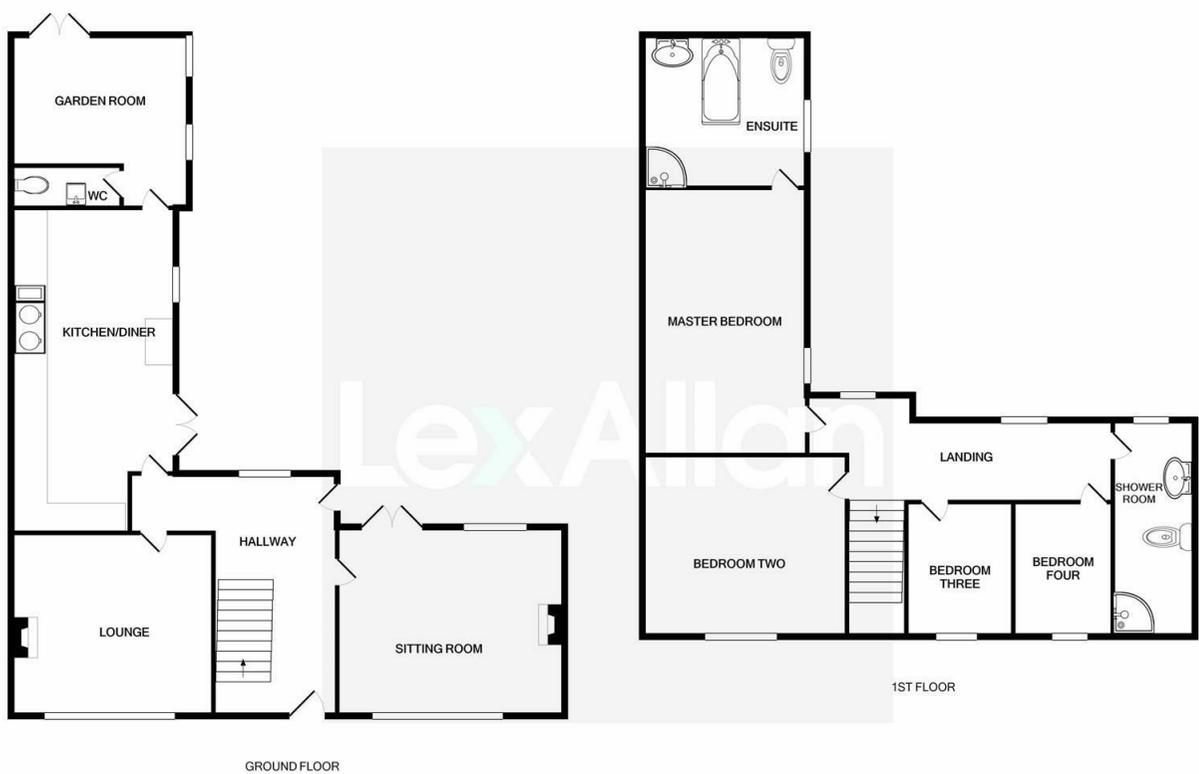
CELLAR

Tiled cellar, ample storage space.

THE LOCATON

Fairly and squarely in the heart of the highly desired Old Quarter of Stourbridge, 'Field House', lies a short distance from Mary Stevens Park as well as other day to day amenities such as public transport services, local schools suiting a range of ages and various shops pubs and restaurants. It provides an ideal base for those commuting to nearby commercial centres within the Black Country and the West Midlands with good access to the M5 motorway network as well as Stourbridge Junction Railway Station approximately a mile distant.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	39	39
(21-38) F	40	43	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

VIEWINGS

All viewings and interest is respectfully directed to the selling agent Lex Allan 01384 479450.

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 25% 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.

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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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