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50 Field Lane, Oldswinford, Stourbridge, West Midlands, DY8 2ED

Oldswinford is a gem of a community with Oldswinford Primary school, Elmfield Rudolf Steiner school, Oldswinford Hospital school, St Joseph's Catholic primary school and Redhill Secondary school are all within walking distance. Oldswinford itself is a hub of eateries, pubs, and shops { Tesco Express and Marks and Spencer's included]. Mary Stevens park is a short walk away from the property. The park houses a 'keep fit' hub, coffee shop, children's area and large lake home to a wide variety of birds. Excellent communication links through Stourbridge Junction main line station [A short walk away] to Birmingham, London and Worcester and easy access to the M5 and the motorway network. Oldswinford blend of community charm and accessibility makes it a prime location for a comfortable lifestyle.

50 Field Lane is a beautifully refurbished and extended detached house [2110 sq ft 196 sq meters] that offers three/ four spacious bedrooms. The heart of this home is the open plan lounge, having a standout, stunning lantern roof that fills the space with natural light, while bi fold doors open seamlessly to the garden, creating a perfect indoor outdoor flow. The adjoining dining area creates a seamless space for entertaining, and the sleek, modern kitchen with island , is designed with premium finishes, offering both functionality and elegance. The blend of contemporary design and thoughtful layout makes this property both luxurious and practical. Perfect for families or downsizers alike.

Reception Hallway

Welcoming hallway with large under stairs storage cupboard and stairs leading to first floor.

Living Room

18'11" x 18'4" (5.78x5.61)

Beautifully designed space, featuring 10 kWatt Dovre log burner , stunning tinted lantern roof light , bifold doors and further patio doors to side. The lounge flows into defined dining area.

Kitchen with Defined Dining Area

18'8" x 14'2" (5.69x4.34)

A true highlight , boasting large central island , luxurious dark grey granite work surface, 4 ring ceramic and 2 ring induction hobs, Franke undercounter 1 1/2 sink, integrated fridge, eye level cooker . Convenient pantry off the kitchen provides additional storage.

Defined Dining Area

Dining area, complete with excellent fitted cupboards for ample storage , patio doors lead to decking area , making it perfect for entertaining.

Utility Room

8'9" x 6'9" (2.68x2.07)

Contains stowaway space for washing machine , dryer and wall units. Space for 2 fridge freezers and other appliances, leading to an outside storage area with gated access to the drive.

Bedroom 4/Snug/Dining Room/Playroom

19'6" x 11'0" (5.95x3.36)

This room offers versatility with its double doors leading directly to the Open plan living room. It has convenient access to a jack and Jill bathroom making it a functional guest suite or additional bedroom. Alternatively this space can be transformed into a formal dining room, snug, or playroom.

Bedroom Two

12'10" x 11'5" (3.92x3.50)

Located to the front of the property having a comprehensive, built in array of bedroom furniture, leading to jack and Jill bathroom.



Jack and Jill Bathroom

1.79x1.79(0.30m24.08mx0.30m24.08m)

jack and Jill bathroom, fitted with white WC, twin sinks with contemporary taps and jacuzzi bath, taps and shower head, surrounded by grey pebble , graphite mini split face and white tiles.

Bedroom Three

9'6" x 8'8" (2.92 x 2.65)

Good size double bedroom with double aspect windows overlooking to the front of the property.

Wet Room

8'7" x 6'9" (2.63 x 2.07)

With granite and travertine tiles houses an aquaqua power digital shower with its own water tank, under mounted twin Leroy and brooks basin sand taps sitting in a dark grey granite surface with matching granite splash back tiles.

Bedroom One

17'11" x 11'0" (5.47 x 3.36)

Having views over Wychbury and Pedmore church spire, with walk in Dormer and velux windows, filling the room with natural light. This spacious bedroom is a perfect sanctuary.

Cloakroom to Bedroom One

Just off the landing, there is a convenient cloakroom with toilet and washbasin, adding practically to the upper floor.

Garage

17'6" x 10'3" (5.34 x 3.13)

The garage features a roller door to the front and an up and over to the rear.

Garden

The private garden is sunny south easting facing, having decking area, further patio to side, with mature shrubs and trees.

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.

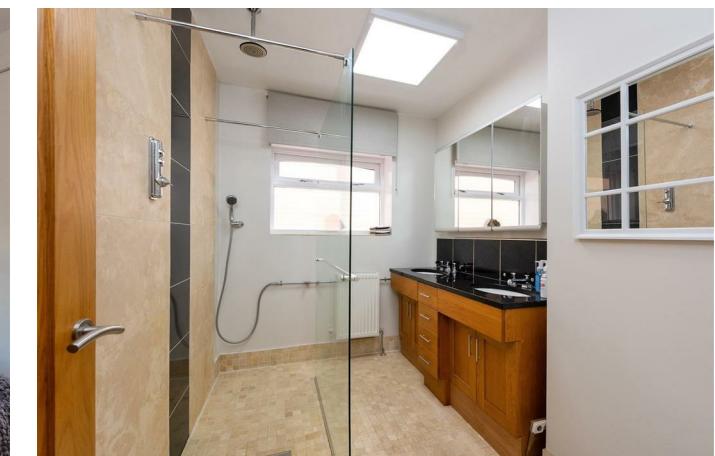
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

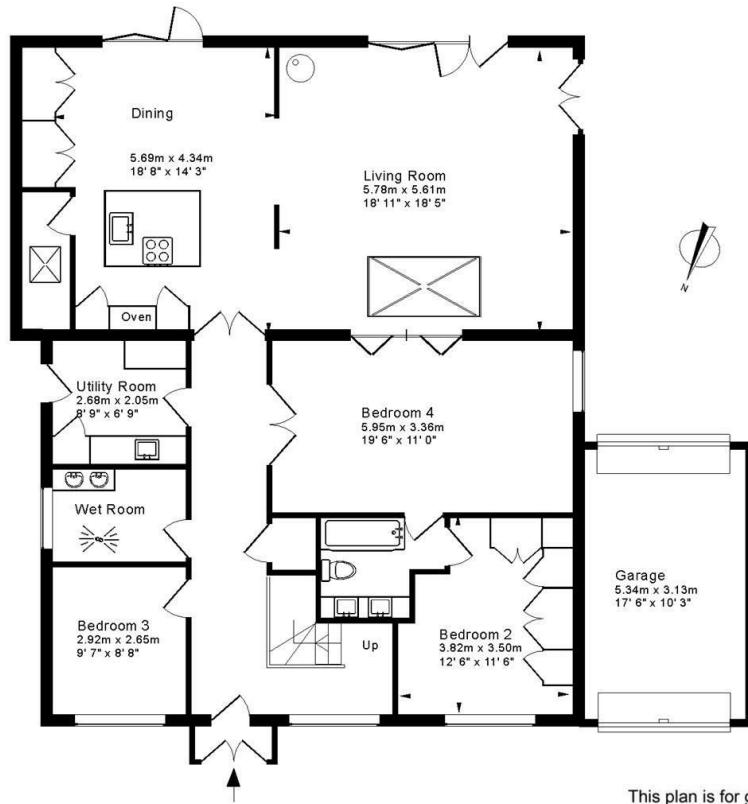
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

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.

Council Tax Band E

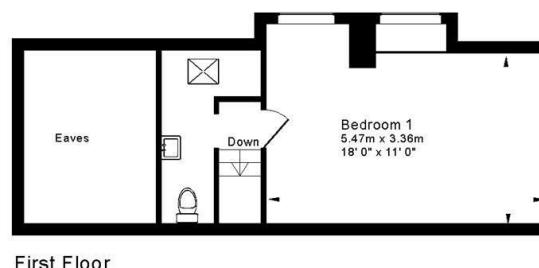




50 Field Lane

Approx. Gross Internal Floor Area

Includes porches & garage: 2110 Sq Ft / 196 Sq. M



This plan is for guidance only and must not be relied upon as a statement of fact.

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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