



9 Brunswick Gate, Pedmore  
Stourbridge, West Midlands DY8 2QA.

**LexAllan**  
*Collection*

A Lex Allan Collection property- Brunswick Gate is an exclusive development comprising of 16 distinguished executive homes. Number 9 Brunswick is an impressive six-bedroom residence offering exceptional family accommodation, beautifully arranged and finished to a high standard throughout.

The heart of the home is a stylish kitchen featuring a central island and defined dining area, complemented by utility room and a welcoming family room with a log burner. For more formal entertaining, there is an elegant dining room, and stunning drawing room, also with log burner, enjoying patio doors leading to private rear garden.

Upstairs, the property offers six generously proportioned bedrooms, the master suite benefits from an en suite bathroom and extensive fitted wardrobes. The second bedroom also features en suite and fitted wardrobes, while bedrooms three and four share a Jack and Jill bathroom and two further bedrooms are served by the main house bathroom.

Outside, the property enjoys a triple garage and substantial driveway. The beautifully landscaped rear garden is a particular highlight, featuring ornamental pond with waterfall, creating a peaceful setting.

Pedmore is highly sought after and prestigious location, conveniently positioned for Stourbridge and Hagley. The area is renowned for some of the finest homes locally and offers excellent access to local amenities. Pedmore Golf Club is literally a stone's throw away. For commuters, motorway access is excellent with M5 and M42 providing direct routes to London, as well as the north and south of the country.

#### Private Communal Approach

The access to this beautifully maintained private road is via electric communal gates which lead you through the peaceful cul de sac where no 9 is situated.

#### Driveway

The block paved driveway provides off road parking for numerous cars with neat and tidy lawn area to the side with mature flowers popping with colour.

#### Entrance Hall

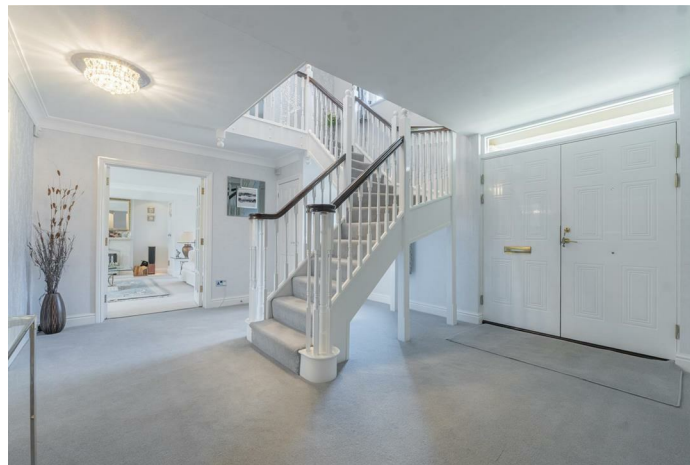
This light and airy spacious hall welcomes you into this fabulous family home with video intercom system for the communal gates, doors radiating off to the ground floor accommodation, a central staircase rising to the first floor, useful storage cupboard, double glazed 'sash' window and two central heating radiators.

#### Downstairs Cloakroom

Low flush WC, pedestal wash hand basin, wall and floor tiles, double glazed 'sash' window and central heating radiator.

#### Sitting Room

A large living room which is entered via glass double doors with feature fireplace having a multi fuel burner built into stone surround and hearth, five double glazed 'sash' windows providing natural light, double glazed 'French' doors into the rear garden and two central heating radiators.



#### Dining Room

15'4" x 12'4"

Entered via glass double doors having double glazed 'French' doors to the rear garden and two central heating radiators.

#### Family Room

15'5" x 12'4"

Entered via glass double doors having feature fireplace with multifuel burner built into stone surround and hearth, iron gates giving access to the breakfast kitchen, double glazed 'French' doors to the rear garden and two central heating radiators.

#### Kitchen

14'5" x 12'1"

The beautiful breakfast kitchen is open plan with the 'breakfast area' having inset stainless steel sink with drainer built into 'Granite' work tops, range of wall and base units, fitted cooker hood, integrated dishwasher, feature island with 'Granite' work top and base units, door into the utility, intercom phone system, two double glazed 'sash' windows, double glazed 'French' doors to the side and central heating radiator.

#### Breakfast Area

8'2" x 10'3"

#### Utility Room

Inset 'Belfast' ceramic sink with drainer built into the 'Granite' work top, wall and base units, space for the washing machine and tumble dryer, cupboard housing the boiler, door to the side, double glazed 'sash' window and central heating radiator.

#### Study

9'7" x 8'9"

Double glazed 'sash' window and central heating radiator.

#### Landing

Loft hatch for access, airing cupboard housing water tank, double glazed 'sash' window and two central heating radiators.

#### Bedroom One

15'10" x 14'6"

Three built in wardrobes, access to the en suite, double glazed 'sash' window and central heating radiator.

#### En Suite

Built in panelled bath with shower fitting, shower cubicle with shower fitting, bidet, low flush WC, 'his and hers' wash hand basins built into vanity unit, wall and floor tiles, extractor fan, chrome heated towel rail and double glazed 'sash' window.

#### Bedroom Two

14'5" max 10'8" min x 14'3"

Two built in wardrobes, access into 'Jack and Jill' ensuite, two double glazed 'sash' windows and two central heating radiators.

#### Bedroom Three

9'5" x 12'2"

Two built in wardrobes, access into the 'Jack and Jill' ensuite, double glazed 'sash' window and central heating radiator.

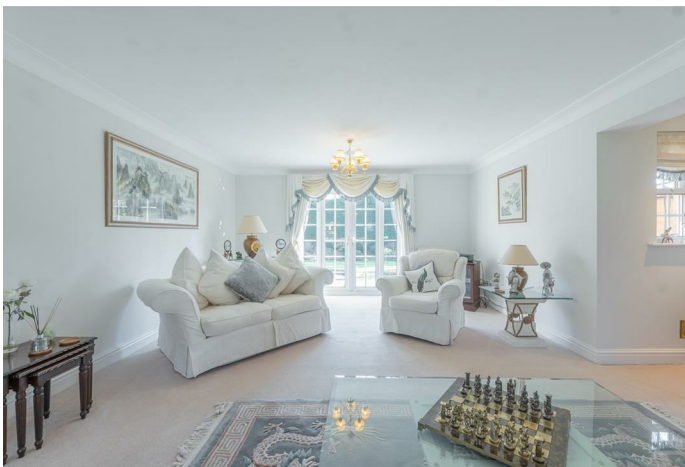
#### 'Jack and Jill' Ensuite

Accessed via bedrooms two and three having shower cubicle with shower fitting, low flush WC, pedestal wash hand basin, wall and floor tiles, extractor fan, double glazed 'sash' window and central heating radiator.

#### Bedroom Four

13'5" x 11'11"

Built in wardrobe, two double glazed 'sash' windows and central heating radiator.



#### Bedroom Five

14'4" x 10'1"

Currently used as an office with built in base units providing excellent storage and desk space, two double glazed 'sash' windows and central heating radiator.

#### Bedroom Six

8'11" x 13'2"

double glazed 'sash' window and central heating radiator.

#### Family Bathroom

Panelled bath with shower fitting, shower cubicle with shower fitting, bidet, low flush WC and wash hand basin built into vanity unit, wall and floor tiles, extractor fan, double glazed 'sash' window and central heating radiator.

#### Rear Garden

A wonderful space with the sound of the running water from the feature pond, a beautifully maintained lawn with colour within the borders from the mature flowers and flowering shrubs. Paved patio areas perfect for alfresco dining, archway with wisteria and hedge to the rear providing privacy. There is also a gated side access leading you to the triple garage and to the front of the property.

#### Triple Garage

27'11" x 17'3"

Boarded space perfect for additional storage, fitted units, light and power points.

#### The Location

The property stands within a secluded plot in one of the areas most prestige 's' addresses and although convenient for Stourbridge and Hagley centres the property also is a short distance from Hagley and Stourbridge train stations giving commuter opportunities for Worcester, Birmingham and beyond. The M5 junction 4 is also within easy reach with the ever popular National Trust Clent Hills is also a short distance away for those wishing to enjoy outdoor pursuits yet ideal for those wishing to still have easy access to urban civilisation.

#### Council Tax Band H

#### 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.

#### 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/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 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 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.









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>70</b>	<b>76</b>
<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	



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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 1:00pm.

**Lex Allan Estate Agents**

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