



**LexAllan**

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5 The Stewponey, Stourton, Stourbridge, DY7 6RL

Situated in the sought after part of Stourton, this beautifully presented four bedroom detached family home offers spacious and modern accommodation, with the added benefit of being within walking distance of the local canal and conveniently positioned close to a range of everyday amenities.

The property briefly comprises a welcoming entrance hallway, a generous lounge, and a stylish open plan kitchen/diner, creating the ideal space for both family living and entertaining. To the first floor are four well proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property benefits from a large driveway providing ample off-road parking, an integral garage, and attractive surroundings within this desirable residential location.

Combining modern décor, spacious accommodation and excellent local amenities, this is an ideal family home in a highly regarded setting.

#### Hallway

Door to front, stairs off, tile floor and cupboard off.

#### Lounge

12'5" x 18'8" (3.8 x 5.7)

Double glazed window to front, central heating radiator and gas fire.

#### WC

Double glazed window to front, WC, central heating radiator, wash hand basin, tile floor and splash backs.

#### Kitchen/Diner

27'2" x 10'5" (8.3 x 3.2)

French doors to rear, central heating radiators, range of wall and base units with work surface over incorporating sink with mixer tap, ceramic hob, integrated microwave/oven, fridge, freezer and breakfast bar.

#### Garage

19'0" x 8'10" (5.8 x 2.7)

With main garage door to front.

#### Landing

Access to loft space, cupboard and doors off.

#### Bedroom One

12'1" x 10'9" (3.7 x 3.3)

Double glazed window to rear, central heating radiator and built in wardrobe.



**En suite**

Double glazed window to rear, wash hand basin, WC, central heating radiator, shower, tile splash backs and floor and extractor fan.

**Bedroom Two**

9'2" x 10'9" (2.8 x 3.3)

Double glazed window to front, central heating radiator and fitted wardrobe.

**Bedroom Three**

8'2" x 12'5" (2.5 x 3.8)

Double glazed window to front, central heating radiator and cupboard off.

**Bedroom Four**

10'5" x 9'2" (3.2 x 2.8)

Double glazed window to rear and central heating radiator.

**Bathroom**

Double glazed window to side, wash hand basin with mixer tap and storage below, shower, WC- extractor fan and heated towel rail.

**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 £30 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 £300 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 directly on any basis that we have any queries regarding the same.

**Tenure (Freehold)**  
**References:** See the attached documents provided by the seller. We are happy to provide any further information required to obtain verification of the same.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-100) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(45-60) <b>C</b>	
(55-68) <b>D</b>		(35-44) <b>D</b>	
(39-54) <b>E</b>		(29-34) <b>E</b>	
(21-38) <b>F</b>		(11-28) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	





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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**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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