



Avalon, 344 Hagley Road, Pedmore
Stourbridge, West Midlands DY9 0QY.

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Collection

A truly outstanding and individually designed four-bedroom residence, Avalon has been the subject of a complete and meticulous renovation, creating a home of exceptional quality, sophistication and contemporary elegance. Finished to an uncompromising standard throughout, the property seamlessly combines striking architectural design with state of the art technology and luxurious family living.

The centrepiece of the home is an impressive bespoke kitchen and entertaining space, featuring a spectacular central island extending to almost five metres in length, perfectly complemented by three beautifully appointed reception rooms that provide versatile accommodation for both formal entertaining and everyday family life. Throughout the ground floor, underfloor heating with individual room controls ensures optimum comfort, while premium oak flooring, ceramic tiling and bespoke oak doors with glazed inserts create a refined and cohesive aesthetic.

Designed with modern living in mind, Avalon is fully equipped with an advanced smart home infrastructure, including CAT5 connectivity to every room, a dedicated communications hub, integrated CCTV and security systems, electric sliding entrance gates, and Sonos ready audio with ceiling speakers to the principal living areas, including the master bedroom & bathroom.

The property's commitment to quality extends beyond its interiors. Externally the home is approached via an extensive walled and electrically gated driveway that creates an immediate sense of exclusivity and arrival. To the rear, beautifully landscaped gardens offer a private and tranquil setting for outdoor living and entertaining.

Rarely does a property of such calibre come to the market; Avalon represents an exceptional opportunity to acquire a distinguished family home where luxury, technology and craftsmanship have been flawlessly combined.

Approach

Gated block paved driveway to front providing ample off road parking for multiple vehicles, border of mature shrubs.

Reception Hall

A warm & welcoming hall with doors off to all ground floor accommodation, under heated tiled flooring, stairs rise to first floor, double glazed window to side & stained glass window, spot lights.



Lounge

16'2" x 11'5"

Centred feature fireplace with opening to kitchen/diner, tiled flooring through, two double glazed windows to either side of the feature fire, double glazed window to the front.

Kitchen/Diner

24'7" x 12'2"

Variety of wall & base units, double 'Siemens' oven with warming draw, 'Siemens' five ring gas hob with worktop extractor hood, integrated appliances including dishwasher & washing machine, space for fridge/freezer, dual inset sink with mixer tap, spot lights above, two patio doors open onto the patio, tiled flooring through.

Sitting Room

19'1" x 12'7"

Double glazed window to front & rear, tiled flooring through, spot lights, door off to garage.

Reading Room

13'11" x 12'7"

Patio doors open onto the patio, tiled flooring, spot lights.

WC

Wash hand basin, w.c, central heated radiator, tiled flooring, double glazed window to front.

Landing

Doors radiating off to all first floor accommodation, spot lights, loft access.

Master Bedroom

16'3" x 11'4"

Double glazed window to front & two to the rear, central heated radiator, spot lights.

Bedroom 2

13'10" x 11'11"

Double glazed window to rear, spot lights, central heated radiator.

Bedroom 3

11'6" x 8'11"

Double glazed window to rear, central heated radiator.

Bathroom

The bathroom has travertine wall tiling together with low level and mood lighting, television, underfloor heating, bath with drench head shower over, 'his and hers' wall hung vanity basins, low flush w.c. and bidet.

Bedroom 4

11'4" x 10'3"

Double glazed window to front, central heated radiator.



Garden

The rear garden has an extensive patio, which is ideal for entertaining. There is also a lawn with fenced borders and planted laurel.

Garage

17'2" x 12'4"

Electric shutter door to front, power & lighting through, door to garden.

Garage

15'10" x 7'3"

Electric roller shutter door to front, power & lighting through, double doors to the garden.

Previous Planning Application

Planning Permission was granted for an erection of a double garage with games room above located to the left of the property. This has now elapsed & application reference number was P16/0148. Footings/foundations & plumbing for this can be found already completed.

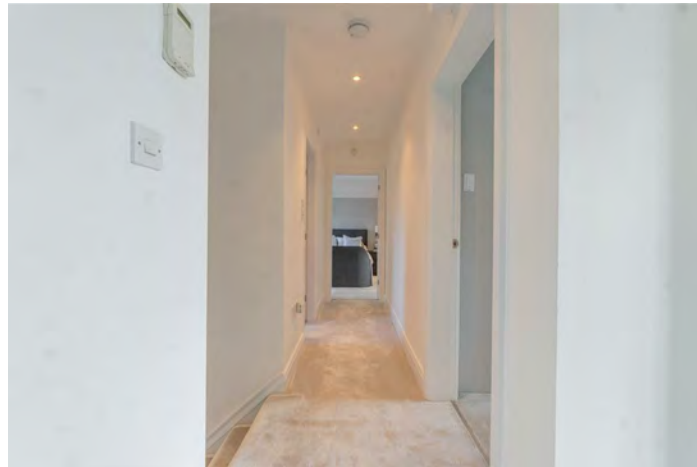
The Location

Hagley Road lies to the south-east of Stourbridge Town Centre and is conveniently located for access to nearby Oldswinford Village, which offers a range of shopping facilities. Stourbridge Junction Railway Station is easily accessible and offers direct rail links into Birmingham City Centre. Stourbridge Town Centre offers a wide range of shopping facilities & eateries. The location is also ideal for easy access to motorway networks via the M5 at Halesowen or Bromsgrove.

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.





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 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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.

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