



**** Exclusive, Exceptional Five Bedroom Detached Family Home in Sought After Norton ****

Lex Allan Collection are delighted to introduce to the market this exceptional five bedroom, three bathroom detached family home, occupying a highly regarded position on prestigious Greyhound Lane in Norton. Offering approximately 2,852 sq ft of beautifully presented accommodation, this individual and extensively refurbished property has been thoughtfully upgraded by the current owners to create an impressive, high specification family residence.

The welcoming entrance hall features beautiful parquet flooring and an original oak staircase, leading to two generous reception rooms and the impressive open plan kitchen and family room. Designed for modern living and entertaining, the stunning kitchen features a central island, integrated appliances and extensive storage, while the adjoining glass roofed extension floods the space with natural light. A separate utility room and ground floor cloakroom complete the ground floor.

To the first floor, the impressive master bedroom benefits from a Juliet balcony overlooking the garden, dedicated dressing area and beautifully refitted en-suite shower room. Three further well proportioned bedrooms are served by a luxurious family bathroom featuring a touch sensor walk in double shower, freestanding bath, his and hers sinks and a six-person sauna. The second floor provides a spacious fifth bedroom with its own en-suite shower room and bi folding windows, making it an ideal space for multi generational living.

The outside space is a true asset to Greyhound Lane, offering excellent areas for entertaining, along with a large vegetable patch, summer house and superb greenhouse. Raised vegetable beds and an orchard trail extend towards the bottom of the garden, creating a wonderful outdoor space for both relaxation and gardening.

Approach
Driveway to front providing off road parking for multiple vehicles.

Entrance Hall
Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Open Plan Kitchen/Family Room
31'7" x 28'7"
A stunning open plan kitchen and family room, accessed directly from the entrance hall and perfectly designed for both family living and entertaining. The beautifully appointed kitchen features a range of soft-close wall and base units, elegant Corian work surfaces with tiled splashbacks, and a comprehensive range of integrated appliances including a Samsung Chef Collection double oven and warming drawer, Hotpoint dishwasher, Elica Switch induction hob with Tesla integrated extractor, and integrated fridge/freezer. Further features include double sinks, under counter LED lighting, underfloor heating and stylish oak flooring. The impressive 6.2m aluminium bi-fold doors open directly onto the patio, creating a seamless connection between the indoor and outdoor living spaces. A glass-roof skylight with integrated LED lighting floods the room with natural light, complemented by a double glazed side window. The room also benefits from doors leading to a separate utility room and cloakroom, as well as Google Home integration and pre-wiring for smart electric blinds, combining contemporary style, comfort and modern technology.



Sitting Room
14'11" x 10'0"
With a door leading from the entrance hall, double glazed window to front and a central heating radiator.

Snug
14'10" x 8'2"
With a door leading from the entrance hall, double glazed windows to front and side and a central heating radiator.

Cloakroom
With a door leading from the open plan kitchen/family room, WC, wash hand basin set into vanity unit and recessed spotlights.

Utility
Fitted base units, work surfaces, stainless steel sink and drainer, plumbing for washing machine & separate dryer.

Landing
Spacious landing with doors off to all first floor accommodation, two double glazed bedrooms to front, door off to stairs leading to second floor.

Master Bedroom
20'4" x 12'4"
With a door leading from the landing, door to en suite, double glazed doors to juliet balcony, dressing area with fitted mirror and LED lights, central heated radiator.

En-Suite
walk in double shower, WC, wash hand basin set into vanity unit, double glazed window to rear, extractor fan, recessed spotlights and a central heated radiator.

Bedroom 3
11'9" x 10'9"
Double glazed window to front, central heated radiator.

Bedroom 4
11'2" x 9'5"
Double glazed window to side, central heated radiator.

Bedroom 5
9'11" x 8'2"
Double glazed window to front, central heated radiator.

Bathroom
Stunning fitted bathroom has sensor controlled walk in double shower with built in waterfall shower head, his and hers sinks with fitted mirrors and touch sensor lights, WC, free standing bath with shower attachment, recessed spotlights, double glazed windows to rear and side, part tiled walls and tiled floor. This bathroom is approximately 27 square metres and has a 6 person sauna.

Bedroom 2
With stairs leading from the first floor landing, bi folding windows to rear with far reaching views which are truly picturesque, door to en suite.



Garden

With aluminium bi folding doors from the kitchen to generous patio area ideal for hosting friends & family. tidy lawn with a border of mature shrubs, gate opens into the large vegetable garden offering oak sleeper beds, summer house ideal for the morning coffee, 'Swallow' built greenhouse houses an abundance of tomatoes, additional sitting areas & fire pit section for those autumn nights soon to come. A picket gates give access to the 'Wild Orchard' housing a handful of different fruit trees including yellow plumb trees. One large 'lifelong' still cabin 20ft by 10f is nestled to the bottom. Secure side access to either side allows access to the front.

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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

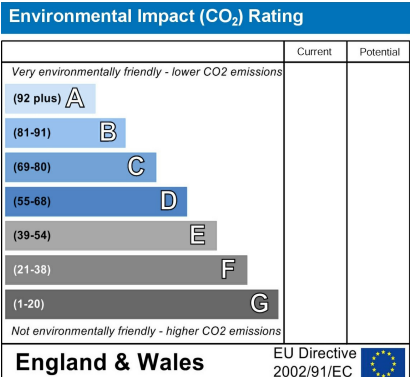
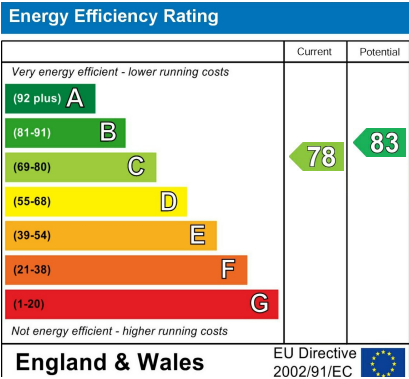
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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











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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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