



The Dell, Sheepwash Lane  
Wolverley, Kidderminster DY11 5SE.

**LexAllan**  
*Collection*

**\*\* A truly special residence, perfectly suited to those seeking a luxurious country lifestyle without compromising on comfort, entertaining space or individuality \*\***

Set within a substantial private plot, this remarkable three bedroom residence offers an exceptional blend of luxurious living, versatile entertaining space and an enviable lifestyle setting. Beautifully designed for both everyday family life and grand scale entertaining, the property is complemented by extensive grounds incorporating stables, an established orchard and a charming private maze.

At the heart of the home is an impressive open plan kitchen and dining space, creating a superb social hub with a natural flow for entertaining and family gatherings. A separate, beautifully appointed lounge provides a more intimate setting for relaxation.

The Master Bedroom is a luxurious retreat, featuring a dedicated dressing area and an elegant en suite bathroom. Two further well proportioned bedrooms can be found along with two further family bathrooms.

Adding an exceptional level of versatility is the property's impressive games room and gym area. This substantial leisure space provides the perfect environment for entertaining, exercise and relaxation, and is further enhanced by its own en suite shower room.

To the rear three additional rooms that offer kitchen/utility & additional shower room. The generous decked area creates an exceptional setting for al fresco entertaining, allowing summer gatherings and long evenings outdoors to become a natural extension of the home.

With its combination of luxurious accommodation, outstanding leisure facilities, exceptional outdoor entertaining space and substantial grounds, this is far more than simply a home it is a private lifestyle estate. Presented By Lex Allan Collection.

**Approach**  
Electric gates welcome you onto the gravelled drive which leads up to extensive driveway.

**Reception Hall**  
Composite door to front, double glazed window to side, two central heated radiators, spot lights, door off to kitchen/diner & utility.



Kitchen/Diner  
24'1" x 23'11" max

The heart of the home is open planned kitchen/diner offering a variety of wall & base units, Quartz worktops with centred island & breakfast bar, Rangemaster with extractor over long, additional beelling oven, dual sink with mixer tap, integrated dishwasher, two double glazed windows to the front over look the impressive grounds, spot lights along with opening the dining area. This offers log burner ideal for those cosy winter evening soon to be with us, additional central heated radiator, spot lights, double doors open to the lounge along with bi-fold doors that offer easy access to the large decked area.

Lounge

Large media wall with inset electric fireplace, vaulted ceiling, spot lights, two sets of bi-fold doors open onto the decking.

Utility/Boiler Room  
8'5" x 8'7"

Plumbing for washer & dryer, double glazed window to front.

Hall

Spacious hall with doors off to all bedrooms & bathrooms, loft access, spot lights, central heated radiator.

Master Bedroom  
25'11" x 13'6"

Superb master bedroom offering dressing are with ample wardrobe space, opening to a luxury en-suite, double doors lead into the garden, inset media wall with elecrtci fire place, two double glazed window to side.

En-Suite

His & Hers wash hand basins with marble top, rolled top edge bath with centred taps, large shower, w.c, spot lights, central heated radiator.

Shower Room

Walk in shower, wash hand basin, w.c, chrome heated towel rail, spot lights.

Bedroom 2  
17'1" x 8'7"

Two double glazed windows to rear, central heated radiator.

Bedroom 3  
16'2" x 8'8"

Fitted wardrobes, double glazed window to side, central heated radiator.

Bathroom

Bath with shower over, his & hers wash hand basin, low level flush w.c, double glazed window to rear, spot lights.



Games Room  
23'0" x 13'9"  
Double doors to front, power & lighting through, door off to gym.

Gym  
21'8" x 17'5"  
Double doors to front, power & lighting through, access off to shower room, loft space.

Shower Room  
Shower, wash hand basin, w.c.

Workshop  
15'4" x 9'10"  
Power & Lighting through.

Outdoor Utility  
Sink & drainer, power & lighting, double glazed window to front.

Outdoor Shower Room  
Shower, wash hand basin, w.c, double glazed window to front.

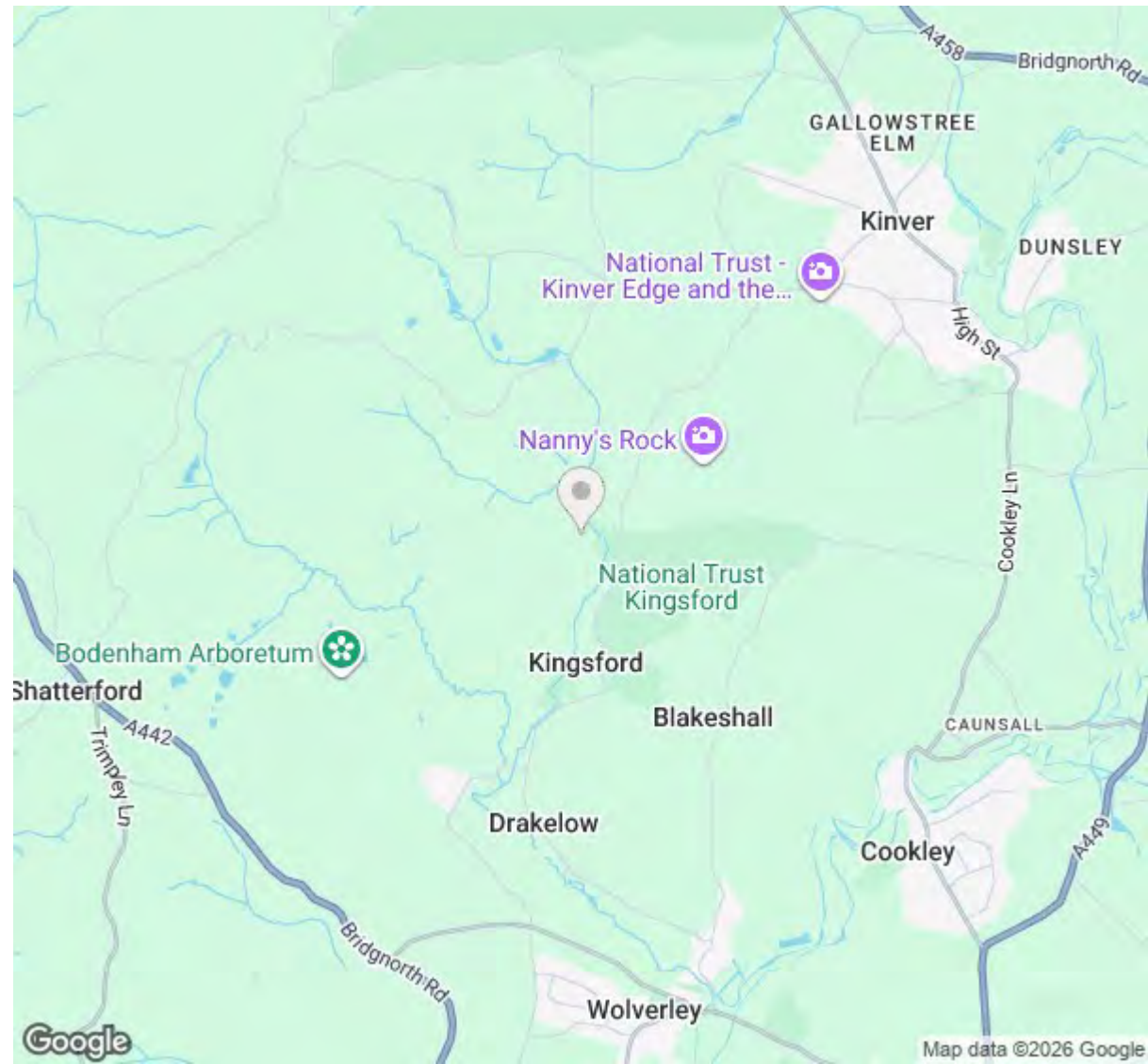
Outdoor Kitchen  
Variety of base units, sink & drainer, double glazed window to front.

Stable Block  
Three individual stables with power throughout & lighting.

The Grounds  
The property is surrounded by beautifully private and peaceful gardens, offering a wonderful sense of space and seclusion. Mature trees, established hedging and landscaped borders create a tranquil setting, with extensive lawns providing plenty of room to enjoy the outdoors. The grounds feature an established orchard and decorative maze, adding character and interest, while a large decked area provides an ideal space for outdoor entertaining, dining or simply relaxing and enjoying the surroundings. Overall, the gardens offer a rare combination of privacy, maturity and charm, creating a truly peaceful retreat.

Garage  
22'4" x 9'11"  
Roller shutter door to front, power & lighting through.





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.

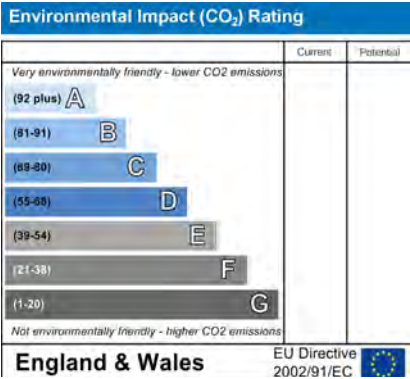
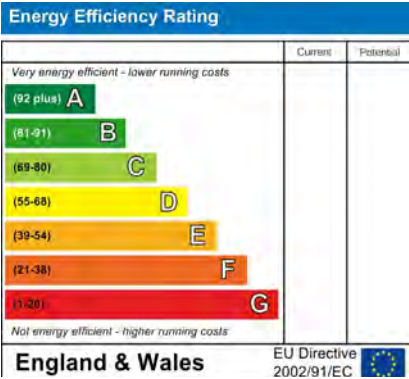




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 1:00pm.

**Lex Allan Estate Agents**

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