



8 Ounty John Lane, Pedmore
Stourbridge, West Midlands DY8 2RG.

LexAllan
Collection

Lex Allan Collection are delighted to introduce an exceptional detached family residence occupying a prestigious position on one of Pedmore's most sought-after addresses. Set within generous private grounds, this substantial home offers an impressive level of accommodation, combining elegant reception spaces with exceptional versatility. From its gated approach, the property conveys an immediate sense of scale and privacy, while inside, a warm and inviting family environment provides an ideal setting for modern and multi-generational living.

The accommodation is exceptionally well appointed and thoughtfully arranged across two floors, offering a superb balance of elegant reception spaces, family living and versatile accommodation. The ground floor opens with a welcoming reception hall leading to a generous lounge, impressive sitting room and formal dining room, together with a superb open-plan kitchen/breakfast room, utility and cloakroom. The first floor provides a bright and spacious landing, leading to a luxurious master bedroom with dressing area and en suite, a second bedroom with its own en suite, and three further well proportioned bedrooms. A Jack and Jill bathroom serves the other bedrooms while the overall layout offers excellent flexibility for family, guests or multi-generational living. Externally, the property is complemented by beautifully landscaped private gardens, with sweeping lawns, mature planting and an elegant paved terrace leading towards the garden room. To the front, a substantial triple garage with three electric roller doors, EV charging point and timber framed carport provides exceptional parking and storage, completing this impressive and highly desirable home.

Approach
Approached via electric gates, the sweeping tarmac driveway creates an impressive sense of arrival, providing extensive parking and leading to a triple garage with three electric roller doors and a pitched roof, complemented by a timber framed carport. The driveway is framed by beautifully landscaped borders, mature shrubs and established trees, creating an attractive and private approach to the property.

Porch
Tiled flooring with vaulted ceiling, door off to the welcoming reception hall.

Reception Hall
Impressive & spacious hall with doors radiating off to all ground floor accommodation, stair case rises to the gallery landing, solid oak flooring, large under stair storage cupboard, spot lights, central heated radiator.



Lounge
24'6" x 24'4"

The full width sitting room is designed for relaxation and entertaining, featuring a recessed inglenook with log-burning stove, bay window with plantation shutters and glazed oak doors. French doors open onto the terrace, creating a seamless connection between indoors and out, solid oak flooring through, built in speakers can be found throughout.

Dining Room
14'9" x 10'11"

The dining room is ideal for formal dinners and entertaining, with garden and kitchen access. A stone fireplace, bespoke cabinetry and built-in display shelving create a refined yet practical setting, while French doors open onto the terrace. Solid oak flooring completes the space.

Kitchen/Breakfast Room
19'10" x 18'1"

The heart of the home is this open planned kitchen/breakfast room with bespoke fitted wall & base units, integrated 'AEG' appliances including triple oven with warming draw along & microwave, induction hob with wok style burner & extractor over, inset stainless steel sink with mixer Quooker tap, integrated Miele undercounter dishwasher, Dekton Quartz worktops, tiled underfloor heating, space for American style fridge/freezer, spot lights, double glazed window to rear, French doors open into the garden along with door off to utility, built in speakers throughout.

Utility

The utility room features a practical worktop with plumbing for a washing machine and tumble dryer beneath, sink with mixer tap, tiled flooring, a double glazed side window and direct access to the garden.

Sitting Room
14'6" x 11'6"

This room offers a versatile and inviting retreat for relaxation, hobbies or family time. Bespoke cabinetry, shelving and a low level media unit create a refined focal point, while a large window overlooks the front garden. Solid wood flooring adds warmth and character, built speakers throughout.

Study
10'4" x 8'5"

The study provides an elegant and dedicated space for home working or quiet study, with plantation shutters framing views across the front garden. Generous proportions allow for desks and shelving, complemented by warm wood flooring and a convenient position off the hallway.

Cloakroom

The refitted cloakroom features full height tiling, a wall mounted WC, integrated vanity unit and bespoke display, creating a stylish and contemporary finish, tiled underfloor heating.



Landing

A bright and spacious landing provides access to all first floor accommodation, with a large airing cupboard and loft access. A double glazed front window enjoys far reaching countryside views, while the partially boarded loft offers useful storage.

Master Bedroom

20'11" x 13'7"

The luxurious master bedroom enjoys a generous footprint at the front of the house, with plantation shutters framing lovely garden views and filling the room with natural light from dual aspects. A dedicated dressing area with fitted wardrobes leads through to a spacious en suite, creating a private and refined retreat.

En-Suite

The generous en suite offers a luxurious, spa like retreat with a Jacuzzi bath and separate walk in rainfall shower, complemented by elegant stone effect tiling. A wide mirror, plantation shuttered window, built in storage and heated towel rail complete this refined space.

Second Bedroom

15'0" x 9'5"

Twin built in wardrobes and plantation shutters to the rear window, direct access to a private en suite shower room adds further convenience.

En-Suite

A curved glass shower enclosure, pedestal basin and WC are set against fully tiled walls, mirrored cabinet and chrome heated towel rail.

Third Bedroom

12'4" x 8'8"

A comfortable double bedroom with characterful touches, featuring a built in wardrobe behind panelled doors. A large window overlooks the rear garden, filling the room with natural light, door off to Jack & Jill bathroom.

Jack & Jill Bathroom

The Jack and Jill bathroom combines practicality with style, featuring a panelled bath, fully tiled shower, pedestal basin, WC and mirrored cabinet. A window provides natural light, with doors connecting both third bedroom & landing.

Fourth Bedroom

14'7" x 11'1"

Positioned at the front of the house, the fourth bedroom is a charming and versatile space, featuring a distinctive dormer window with plantation shutters that fills the room with natural light.

Fifth Bedroom

12'4" x 9'4"

The fifth bedroom is a light and airy room positioned at the front of the house, with a wide dormer style window and plantation shutters overlooking the garden. A built in wardrobe provides useful storage.





Sixth Bedroom

9'8" x 9'5"

The sixth bedroom offers flexible accommodation for guests, teenagers or as a second study. A large window provides plenty of natural light, with ample space for both bed and workspace.

The Garden

The paved terrace, framed by curved red brick walls and clipped hedging, provides an elegant setting for al fresco dining and entertaining. Steps lead to sweeping lawns, framed by established trees, shrubs and topiary with brick edged beds providing year round structure with built in lighting. Winding pathways lead through the beautifully landscaped grounds towards the garden room, with generous seating areas and excellent privacy.

Triple Garage

28'3" x 16'9"

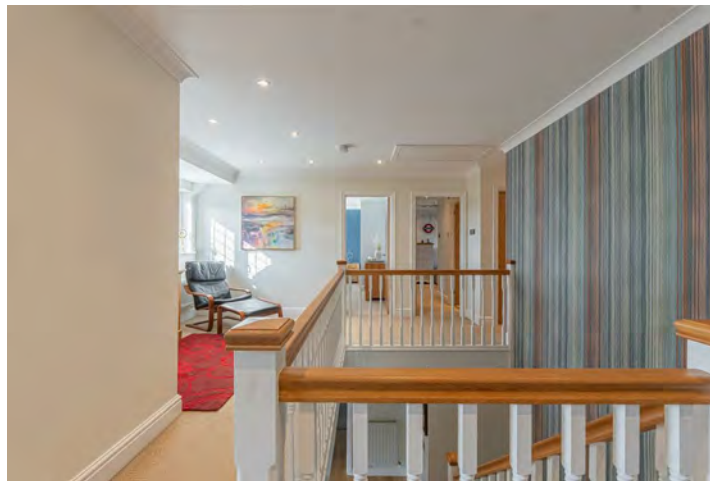
A substantial triple garage features three electric roller doors, a pitched roof and an EV charging point, complemented by a timber framed carport to side.

Location

Unty John Lane is regarded as one of Pedmore's premier addresses, set beyond electric gates close to Stourbridge Golf Club and Pedmore Cricket Ground. Countryside walks are nearby, while Stourbridge town centre, with its shops and amenities, is just a short drive away. Hagley's village centre and railway station are under two miles away, with excellent local schools and convenient road and rail links to the M42, M5 and surrounding centres.

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.



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	



IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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

The Auction House, 87-88 St. John's Road
Stourbridge, West Midlands DY8 1EH

sales@lexallan.co.uk | 01384 442464 | lexallan.co.uk

LexAllan
Collection