

# Osmaston Road

## Norton STOURBRIDGE



**A STUNNING DEVELOPMENT  
OF TWO LUXURY DETACHED NEW HOMES**



**Advantage**  
Structural Defects Insurance

# Osmaston Road Norton STOURBRIDGE

A stunning, new build of detached houses in one of Stourbridge's most sought-after locations, close to reputable schools and Mary Stevens Park. Osmaston Road, Norton is also conveniently located for access to Stourbridge Town Centre, Stourbridge Junction Train Station and the Worcestershire countryside.

The properties have been built to the highest standards and benefit from under-floor heating to the ground floor, bi-fold doors to the rear garden, burglar alarm, a high-end kitchen with Siemens built-in appliances and Quooker boiling water tap, EV charging point and beautifully appointed bathrooms and en-suites. Outside, there are large rear gardens with lawns and Sandstone slab patios, block-paved driveways and garages equipped with electric doors.

21 & 23 Osmaston Road, Norton, Stourbridge, West Midlands DY8 2AL. W3W: ///washed.ripe.venue



▲ No. 21: 4 Bedroom | No. 23: 5 Bedroom ▲



# No. 21 Osmaston Road – 4 Bedroom

## Approach

The property is approached via a block paved drive with a gate to the rear garden, a Ring doorbell, an electric car charging point, power points and a storm porch to the front aspect.



## Entrance Hall

The entrance hall has a composite glazed panel door and window to the front aspect, stone effect floor tiles with under floor heating, down lights, alarm control panel, under stair storage, a door to the garage and an oak and glass staircase leading to the first floor.

## Living Room

The living room has a window to the front aspect, under floor heating, down lights, media point and double doors to the kitchen/family room.

## Kitchen / Family Room

The substantial kitchen/family room forms the heart of this house. Bi fold doors from the family area give access to the rear garden and there is a further door to the rear of the kitchen and window to the side. The family space has a media point, stone effect tile flooring with under floor heating and doors to the cloakroom and utility. The kitchen has stone effect tile flooring with underfloor heating and down lights.

There is a high specification, contemporary style, kitchen with quartz worktops and splash backs, an island with 5 ring gas hob and extractor above (operated manually or by remote), twin stainless steel, recessed, sinks with Quooker boiling water tap and Siemens integrated appliances to include: two fridge/freezers, twin ovens, a steamer, microwave and dishwasher.

## Utility Room

The utility room has a window to the side aspect, stone effect tile flooring with underfloor heating, contemporary style kitchen units with granite worktops and splashback, a recessed stainless steel sink, plumbing for a washing machine and tumble dryer and a Worcester Bosch central heating boiler.

## Cloakroom

The cloakroom has stone effect floor tiles with underfloor heating, a chrome heated towel rail, mid height tiling to the walls, down lights and a white concealed flush WC and sink vanity unit.

## First Floor Landing

There is a uPVC window to the front aspect and a window on the stairs, a radiator, loft access, down lights and an airing cupboard with pressurized hot water tank.

## Bedroom One

Bedroom One has a window to the rear aspect, a radiator, media point, USB socket and a door to the en-suite shower room.

## Bedroom One En-suite

The en-suite shower room has a window to the side aspect, stone effect tiling to the walls and floor, a chrome heated towel rail, an LED illuminated mirror, shaver socket, downlights and a white suite comprising: WC, sink/vanity unit and a shower cubicle.

## Bedroom Two

Bedroom Two has a window to the front aspect, media point, USB power point, radiator and a door to an en-suite shower room.

## Bedroom Two En-suite

The en-suite shower room has a skylight window to the side aspect, stone effect tiling to the walls and floor, a chrome heated towel rail, an LED illuminated mirror, shaver socket, downlights and a white suite comprising: WC, sink/vanity unit and a shower cubicle.

## Bedroom Three

Bedroom Three has a window to the front aspect, USB power point a radiator and a media point.

## Bedroom Four

Bedroom Four has a window to the rear aspect, a radiator, USB power point and a media point.

## Bathroom

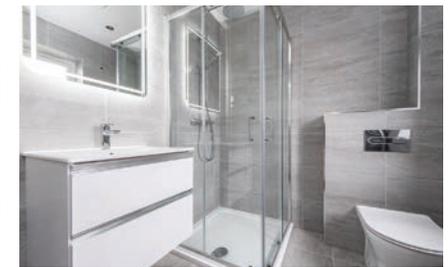
The family bathroom has a window to the side aspect, a chrome heated towel rail, downlights, an LED illuminated mirror and stone effect floor and wall tiles. There is a white, contemporary style, suite comprising: concealed flush WC, sink/ vanity unit, shower cubicle and panel bath.

## Garage

The garage has an electric roller door to the front aspect, power points and a light..

## Rear Garden

There is a sandstone paved patio, external power points and a lawn beyond.



# No. 23 Osmaston Road – 5 Bedroom

## Approach

The property is approached via a block paved drive with a gate to the rear garden, an electric car charging point, a Ring doorbell, power points and a storm porch to the front aspect.



## Entrance Hall

The entrance hall has a composite glazed panel door and window to the front aspect, stone effect floor tiles with under floor heating, down lights, alarm control panel, under stair storage, a door to the garage and an oak and glass staircase leading to the first floor.

## Living Room

The living room has uPVC windows to the front and side aspects, under floor heating, down lights, media point and brushed stainless steel power points,

## Kitchen / Family Room

The substantial kitchen/ family room forms the heart of this house. Bi fold doors from the family area give access to the rear garden and there is a further door to the rear of the kitchen and window to the side. The family space has a media point, stone effect tile flooring with under floor heating and doors to the cloakroom and utility. The kitchen has stone effect tile flooring with underfloor heating and down lights.

There is a high specification, contemporary style, kitchen with quartz worktops and splash backs, an island with 5 ring gas hob and extractor above (operated manually or by remote), twin stainless steel, recessed, sinks with Quooker boiling water tap and Siemens integrated appliances to include: two fridge/freezers, twin ovens, a steamer, microwave and dishwasher.

## Utility Room

The utility room has a door to the side aspect, stone effect tile flooring with underfloor heating, contemporary style kitchen units with granite worktops and splashback, a recessed stainless steel sink, plumbing for a washing machine and tumble dryer and a Worcester Bosch central heating boiler.

## Cloakroom

The cloakroom has stone effect floor tiles with underfloor heating, a chrome heated towel rail, mid height tiling to the walls, down lights and a white concealed flush WC and sink vanity unit.

## First Floor Landing

There is a uPVC window to the front aspect and a window on the stairs, a radiator, loft access, down lights and an airing cupboard with pressurized hot water tank.

## Bedroom One

Bedroom One has a window to the rear aspect, a radiator, media point, USB socket and a door to the en-suite shower room.

## Bedroom One En-suite

The en-suite shower room has a window to the side aspect, stone effect tiling to the walls and floor, a chrome heated towel rail, an LED illuminated mirror, shaver socket, downlights and a white suite comprising: WC, sink/vanity unit and a shower cubicle.

## Bedroom Two

Bedroom Two has a window to the front aspect, media point, USB power point, radiator and a door to an en-suite shower room.

## Bedroom Two En-suite

The en-suite shower room has a window to the side aspect, stone effect tiling to the walls and floor, a chrome heated towel rail, an LED illuminated mirror, shaver socket, downlights and a white suite comprising: WC, sink/vanity unit and a shower cubicle.

## Bedroom Three

Bedroom Three has a window to the front aspect, USB power point a radiator and a media point.

## Bedroom Four

Bedroom Four has a window to the rear aspect, a radiator, USB power point and a media point.

## Bedroom Five

Bedroom Five has a window to the rear aspect, a USB power point, media point and a radiator.

## Bathroom

The family bathroom has a window to the side aspect, a chrome heated towel rail, downlights, an LED illuminated mirror and stone effect floor and wall tiles. There is a white, contemporary style, suite comprising: concealed flush WC, sink/ vanity unit, shower cubicle and panel bath.

## Garage

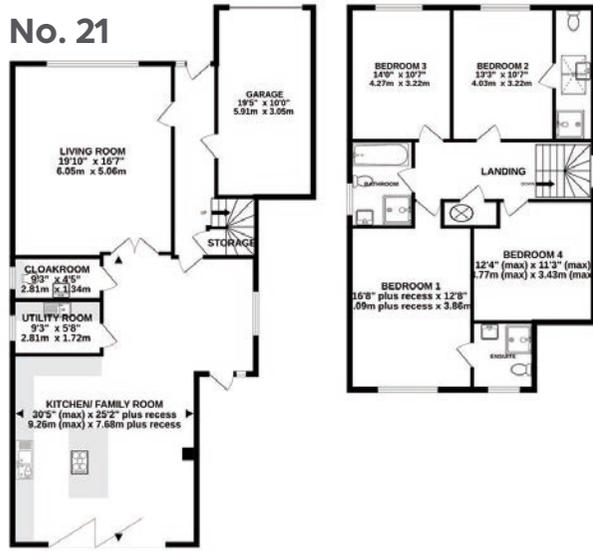
The garage has an electric roller door to the front aspect, power points and a light.

## Rear Garden

There is a sandstone paved patio, external power points and a lawn beyond.



# Floor Plans



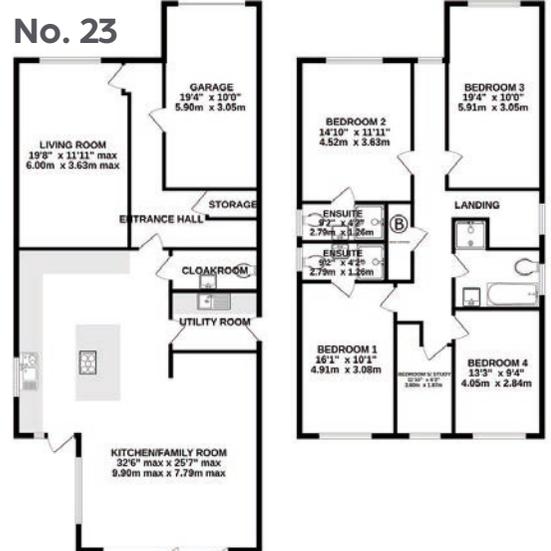
### Tenure

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.

### Council Tax Band

Please note we have been advised by the sellers that the Council Tax has not been banded as yet. Please obtain verification from your solicitor.

*Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Lex Allan Grove at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.*



## The Agents

Lex Allan Grove Land & New Homes is a division of Lex Allan Grove Ltd with offices in Stourbridge, Hagley and Halesowen. As a specialist New Homes service provider we have the expertise, resources and commitment to ensure a streamlined customer journey for both our buyers and the house-builder for whom we act.

With our years of experience, we know what makes our business tick and how to successfully sell or let every type of property in every kind of market.

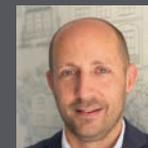
We are privately owned and operated. We cherish our independence because it motivates us to care about everything that happens within our company.



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