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High Lodge Corner House

Iverley DY7 6PP

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High Lodge Corner House, Iwerley DY7 6PP

High Lodge Corner House is a Barn Conversion set in a quadrangle Terrace of properties and is part of an original conversion of just 4 properties enjoying a semi-rural location in Iwerley on the edge of Norton being approached from Greyhound Lane or the top end of The Broadway, turning into Sugar Loaf Lane and immediately onto Roman Road, where the property is accessed from a Driveway off on the left hand side after about 250 yards.

The location is convenient for amenities within Stourbridge Town just a short distance away, with leisure facilities including both Stourbridge Golf & Tennis Clubs, nearby Mary Stevens Park and open countryside with delightful walks. There is also excellent road access to Junctions 3 & 4 of the M5 Motorway and train stations at Stourbridge & Hagley providing commuter links to Birmingham and beyond.

With gas central heating, double glazing and comprising: Reception Hall, Study, Dining Room, Lounge, Breakfast Kitchen, Utility Room, Guest Cloakroom, Landing, 4 Bedrooms (All with En-suite) and Garage.

OVERALL, A GREAT OPPORTUNITY FOR A LARGE FAMILY HOME – IN A SEMI-RURAL LOCATION WITH CONVENIENCE – AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall having oak floor, front door, stairs off to 1st Floor, door to Study and opening to Dining Room.

The Study has an oak floor and timber double glazed window to rear Courtyard.

There is a through Dining Room having timber double glazed front and rear window, timber door with single glazed pane to rear Courtyard, Store (below stairs), oak floor and steps to Lobby. The Lobby has an oak floor and access door to the Garage and opens to the Lounge.

The Lounge is a through room having a brick fireplace with hearth and log burner, side timber double glazed window and timber double glazed doors to the main side Garden, timber double glazed window and timber double glazed doors to Courtyard, oak floor and glazed door to Breakfast Kitchen.

The Breakfast Kitchen has a range of cream shaker style wall and base cupboards, contrasting worktops, tiled splashbacks, sink and mixer tap, Lamona range cooker with cooker hood over, tall housing with integrated Lamona fridge freezer, further tall cupboard and pull out larder unit, integrated Lamona dishwasher, Island worktop forms breakfast bar with cupboard below, tiled floor, recessed ceiling lights and side timber double glazed window to Garden.

A door gives access to the Utility Room having worktop with inset sink and mixer tap, tiled splashback, double cupboard below, 2 appliance spaces, tiled floor, side timber double glazed window and timber door to Courtyard. A door leads off to the Guest Cloakroom having a white WC, basin, part tiled walls, tiled floor, obscure timber double glazed side window and extractor.

On the 1st Floor there is a Landing with timber double glazed window, circular timber double glazed window, opening with steps to Inner landing and door to Bedroom 1.

Bedroom 1 is a double size having 3 Velux double glazed roof windows and opening to the Dressing Area with 2 built-in wardrobes, shelving and door to En-suite Bathroom having a white suite including bath, WC, basin, corner shower cubicle with curved screen doors and waterfall shower, tiled floor, part tiled walls, obscure timber double glazed rear window, recessed ceiling lights and extractor.



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The Inner Landing has steps to part, side timber double glazed circular window and doors leading off to 3 Bedrooms.

Bedroom 2 is a double size and has a circular double glazed front window, side timber double glazed window, loft access, built-in wardrobe and door to En-suite Shower Room having a white suite with large shower cubicle having waterfall shower and screen/sliding door, WC, basin, tiled floor, part tiled walls, recessed ceiling lights and extractor.

Bedroom 3 is another double size room with timber double glazed window, wide beam, loft access, built-in wardrobe and door to En-suite Shower Room having a white suite with large shower cubicle having screen/sliding door, WC, basin, part tiling, shaver point, obscure timber double glazed side window, recessed ceiling lights and extractor.

Bedroom 4 is another double bedroom having a range of wardrobes with sliding doors, timber double glazed window on either side of the room, laminate floor and door to En-suite Shower Room having a white suite with corner shower cubicle having waterfall shower and curved screen doors, WC, basin, part wall tiling, tiled floor and extractor.

There is Garage with electric shutter door, strip light and cupboard housing the Worcester gas central heating boiler and hot water storage tank.

There is a Courtyard on one side of the property having a paved patio and chipping area and pedestrian gate leading off.

The main side Garden is on the other side of the property having a paved patio with wrought iron gates to side, decking with picket fence, steps lead off the patio to an irregular shaped lawned garden of good size.



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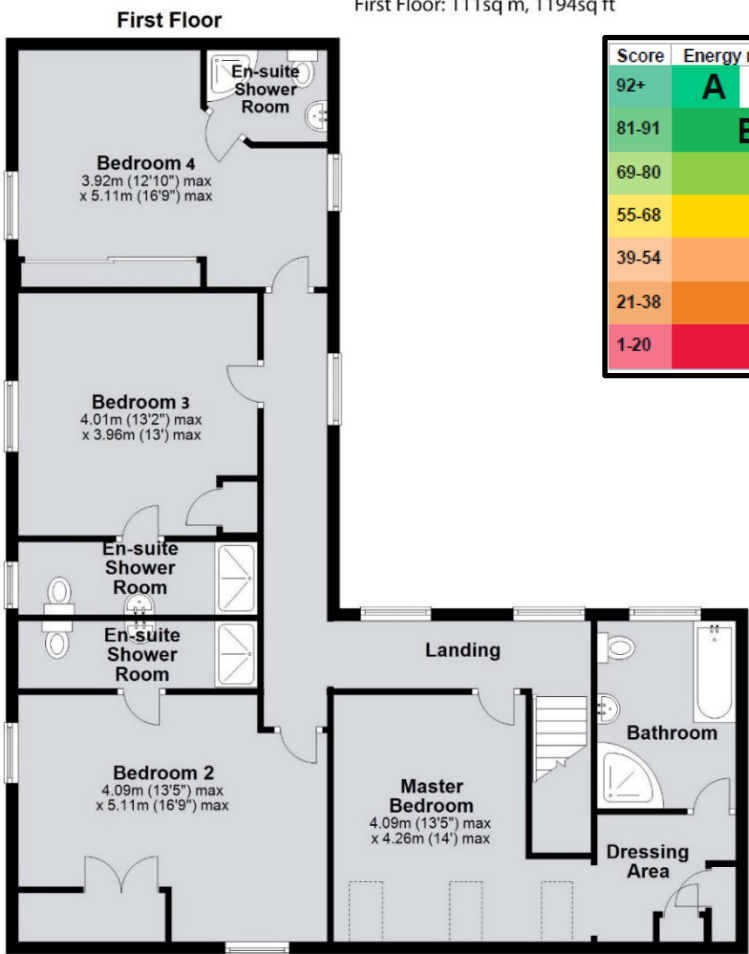
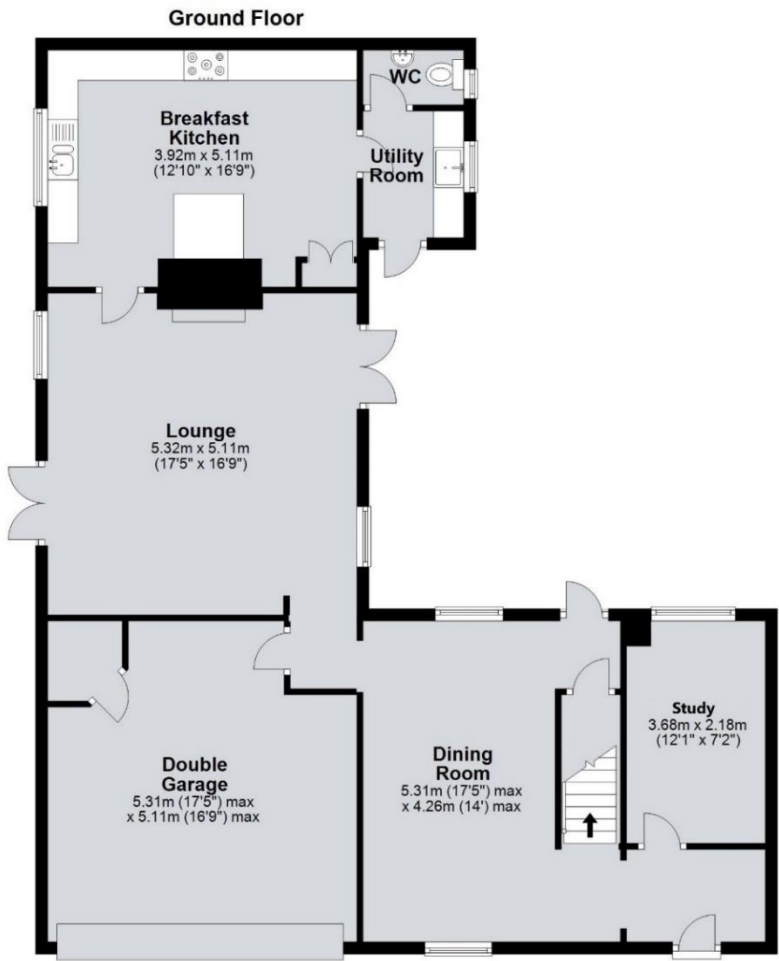
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FLOOR PLANS

Tenure: Freehold
Council Tax Band: E
Drainage: Septic Tank. There is a Management Company – High Lodge Court Limited which covers common areas and drainage. The Service Charge Payable is estimated at £600 per annum per property.
Additional Note: We understand that land adjoining High Lodge Corner House is subject to an option agreement for potential future development, should planning be obtained in the future.
Construction: Brick with pitched tiled roof. Services: Mains water, electricity & gas services are connected.
Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 90sq m, 968sq ft
Garage: 27sq m, 290sq ft
First Floor: 111sq m, 1194sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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