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Redlake Drive
Pedmore, Stourbridge

34 Redlake Drive, Pedmore, Stourbridge DY9 0RX

They say location is everything in property and they don't come much better than this top Pedmore Address where this impressive, large extended 5 Bedroom Detached Family Home enjoys a delightful approximately 1/3rd of an Acre plot and fantastic position with open green aspect in front, standing well with generous Driveway providing excellent off road parking leading to the Double Garage.

The property is so much bigger than first impressions and at over 3,000 square feet, is truly spacious by any standards but it is absolutely essential to take the time for an internal inspection to adequately appreciate and understand its versatility, together with potential to create a ground floor annex – ideal for modern multi generation living.

Excellent facilities nearby also add to the tick list of important plus points, with Hagley Village just minutes away as well as Oldswinford & Stourbridge Town. Commuting is well catered for with Train Stations at both Hagley & Stourbridge providing links to Birmingham/Worcester and beyond and there is easy access to the M5 Motorway. Local Leisure amenities are also well catered for with Stourbridge Golf Club and Stourbridge Tennis Club and there are delightful countryside walks close by as well as Local Schools in high demand.

With gas central heating and comprising: Reception Hall, Walk-in Cloaks, through Lounge, separate Dining Room, Study, P shaped Conservatory, Breakfast Kitchen, Side Lobby, Guest Cloakroom, Utility Room, Family Room (or potential Bedroom) with Shower off, Gallery Landing, generous Master Bedroom suite with wardrobes, Dressing Room with wardrobes, rear Balcony and En-Suite Bathroom, 4 further Double Bedrooms and House Bathroom.

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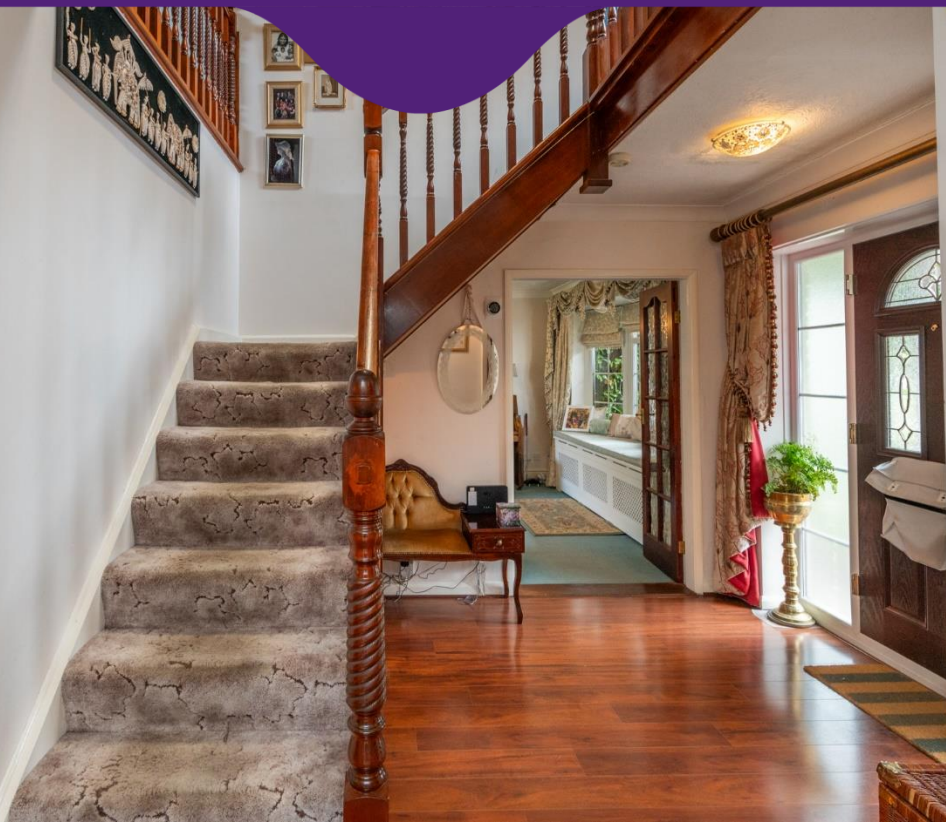
OVERALL, A PROPERTY REPRESENTING A GREAT OPPORTUNITY AT THIS SOUGHT AFTER ADDRESS, WITH FURTHER POTENTIAL AND READY FOR A BUYER TO PERSONALISE AND MAKE THEIR OWN. VIEWING IS HIGHLY RECOMMENDED.

On the ground Floor there is a Canopy Front Entrance with pillars and front door opening to the Reception Hall having stairs off to 1st Floor with spindle balustrade, laminate floor and Walk-in Cloaks Store.

The Lounge is a through room with mantel fireplace having hearth and inset fire, bow window to front with window seat and rear French window with centre doors to garden. A door leads off to the separate Dining Room, which is also accessed from the Hall, having doors opening to the rear Conservatory.

There is a Breakfast Kitchen having a range of wall/base cupboards, worktops and splash back tiling, sink and mixer tap, Neff built-in double oven with warming drawer, ceramic hob with cooker hood over, tall housing with integrated fridge freezer, table space, front window and doorway to Study and door to Side Lobby.

The Side Lobby has a tiled floor, door to Driveway and doors also lead off to the Utility Room, Family Room, Guest Cloakroom and Garage. The Utility Room has a range of pine wall and base cupboards, worktops, tiled splash backs, tiled floor, sink and mixer tap, appliance spaces, Vaillant gas central heating boiler and side window. The Guest Cloakroom has a wc with concealed cistern, bidet, semi recessed basin with vanity cupboards below, side shelving and cupboards, ladder radiator, extractor and tiled walls.









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There is a rear Family Room (or potential Bedroom) with laminate floor, rear bow window, rear UPVC door to Garden and recessed ceiling lights. There is a door to the Study and door to a separate Shower with tiled shower cubicle having screen door, side window, extractor, recessed ceiling lights and tiled floor.

The Study leads from the Kitchen and has a laminate floor, recessed ceiling lights and UPVC doors. These open to the large P shaped Conservatory which is also accessed from the Dining Room and is UPVC double glazed with roof having recessed lights, brick base, top opening windows and 3 sets of double doors to the Garden.

On the 1st Floor there is a Gallery Landing with spindle balustrade to stairs, front window and doors leading off.

The Master Bedroom suite is a generous size with large Bedroom having a range of 3 double and 2 single Maple style wardrobes, matching bedside drawers with shelving over, rear French window with centre doors to the Rear Balcony (having wrought iron rail), door to En-Suite and opening to the Dressing Room having a range of wardrobes with sliding doors, range of matching Maple style drawers and dressing table, shelved end wardrobe and front window. The En-Suite is also large with a white suite including sunken corner bath with shower over, wc, semi recessed basin with vanity cupboards below, bidet, tiled floor, tiled walls, shaver point, front window and door to Bedroom 2.







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There are 4 further Double Bedrooms (all with wardrobes) and Bedroom 2 has a door to the Master En-Suite. Fixed timber ladder steps also give access to the loft space over the Master Suite.

There is a House Bathroom with corner spa bath with Mira shower over, Vernon Tutbury wc, basin and bidet, tiled floor, rear window, Linen Cupboard and Airing Cupboard with hot water storage tank.

Outside there is a Double Garage with electric up and over door, rear single glazed window and internal door to Side Lobby.

The Rear garden is also a good size being mostly lawned with paved patio area, decking patio, rockery and borders, large tree, corner Summerhouse with decked area and shed behind, side access path with wrought iron gate to front, wider grassed area on the other garage side, also with artificial turf and wrought iron gate to front.

There is a lawned fore garden with low wall, pond and good size tarmac drive providing off road parking.

Agents Note: There are Solar Panels. We understand that there are some Trees with Preservation Orders.

Tenure: Freehold
Council Tax Band: G



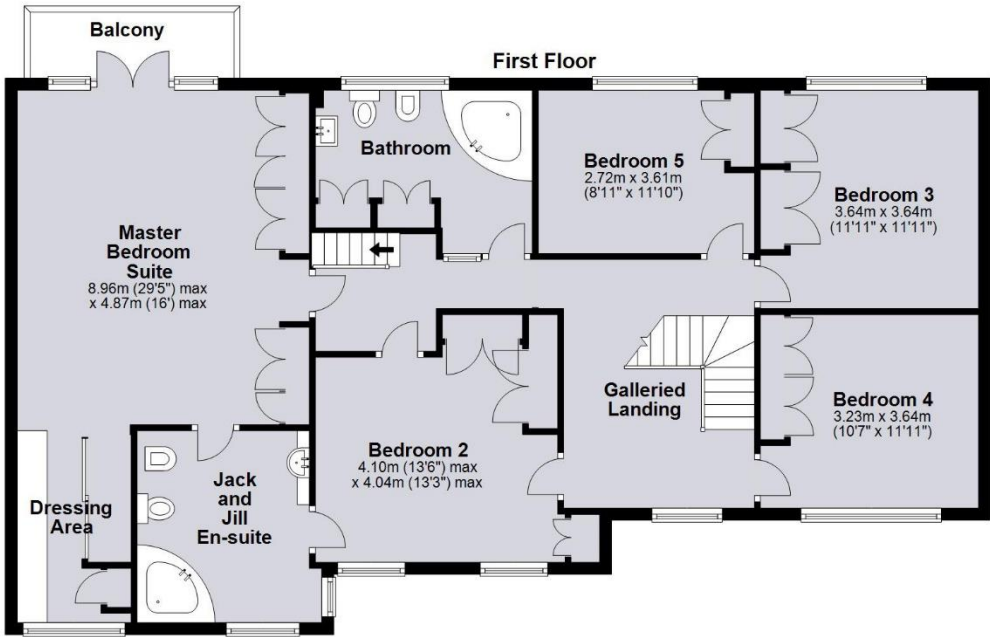
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Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 57sq m, 1689sq ft
 Garage: 29sq m, 312sq ft
 First Floor: 126sq m, 1356sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 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>



SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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