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**Glenelg Drive**  
Pedmore, Stourbridge



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## 13 Glenelg Drive, Pedmore, Stourbridge DY8 2PF

This improved and extended 4 bedroom Detached Family Home enjoys a great cul-de-sac location leading off Worcester Lane and benefits from off road Driveway parking to the front, single Garage and Rear Garden with south west facing aspect.

Location is key here, being close to Stourbridge Golf Club and well placed for Oldswinford, Stourbridge and Hagley centres and a wide range of amenities and schools, together with rail links to Birmingham/Worcester and beyond available at both Hagley & Stourbridge Stations and the surrounding road network gives good access to both Junctions 3 & 4 of the M5 Motorway making it ideal for commuting.

With gas central heating, UPVC double glazing and briefly accommodation comprising: Reception Hall, Guest Cloakroom, through Lounge, separate Dining Room, Breakfast Kitchen, large Utility Room and further Guest Cloakroom, Landing, 4 Bedrooms and Bathroom.

OVERALL, A MODERN FAMILY HOME IN A SOUGHT AFTER LOCATION WHERE INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

On the Ground floor there is a Recessed Entrance with light and UPVC double glazed front door opening to the Reception Hall having stairs off to 1<sup>st</sup> Floor and Guest Cloakroom with white wc, basin and tiled splash back and side window.

The main Lounge is a through room with Mantel fireplace having hearth and inset fire, window to front and rear UPVC double glazed doors to the Garden.

On the other side of the Hall there is a separate Dining Room with window to front.

The refitted Breakfast Kitchen has a range of cream shaker style wall and base cupboards with contrasting worktops, tiled splash backs, sink with mixer tap, Bosch built-in double oven, Bosch 4 ring gas hob with integrated cooker hood over, integrated dishwasher, tall housing with integrated fridge/freezer, fitted breakfast table, tiled floor, recessed ceiling lights and rear window. A door leads off to the large Utility Room having worktop with tiled splash back, sink and mixer tap, double base cupboard, tall cupboard, tiled floor, Worcester gas central heating boiler, rear window, side UPVC double glazed door to Garden and door to Garage. There is also a door leading off to a further Guest Cloakroom with white wc and basin with tiled splash back.

On the 1<sup>st</sup> Floor there is a Landing with rear window, loft access (with ladder), Airing Cupboard with tank and doors to 4 Bedrooms & Bathroom.

Bedroom 1 has a front window and range of built-in wardrobes with sliding doors. Bedroom 2 also has 2 double built-in wardrobes with bridging drawer unit and top cupboards, Bedroom 3 is to the rear and Bedroom 4 at the front.

The Bathroom has a white suite with bath having Mira shower over and side screen, semi-recessed basin with vanity cupboards below, wc with concealed cistern, tiled walls, wall mirror, chrome ladder radiator and front window.

There is a single Garage with electric shutter door, widened block paved Driveway to front providing off road parking and Rear garden enjoying a south west facing aspect with paved patio leading onto lawn with rear laurel hedge and there is a side path with gate to front.

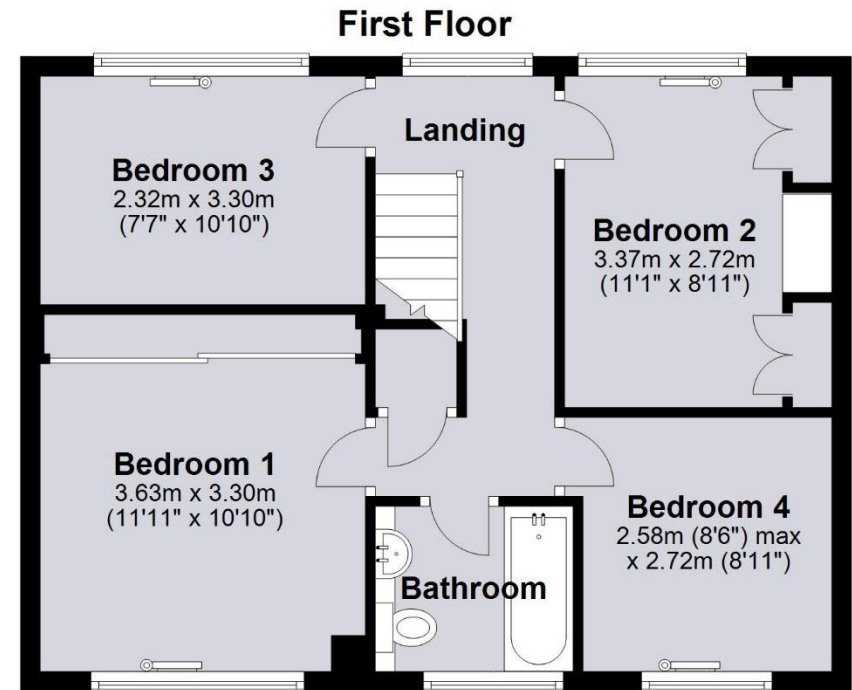
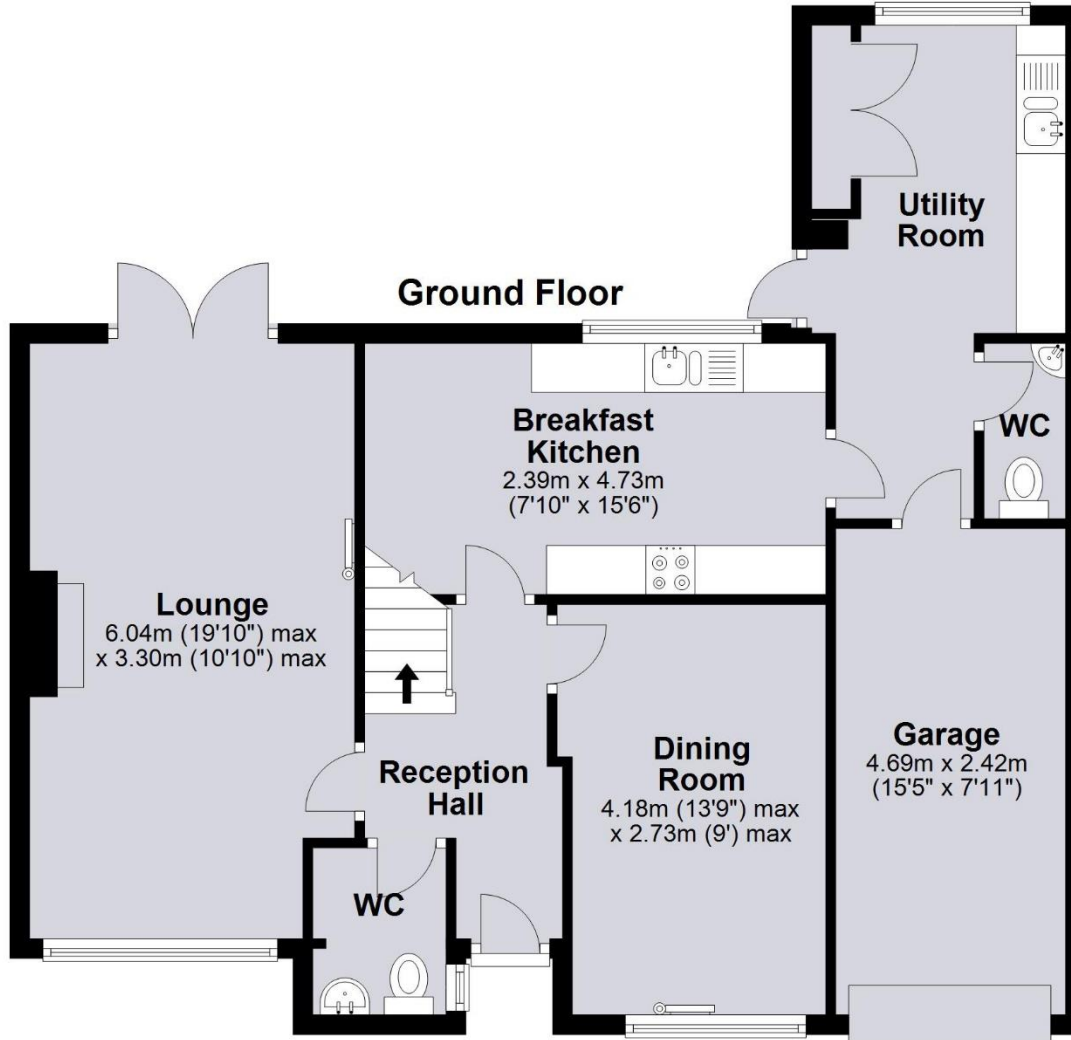
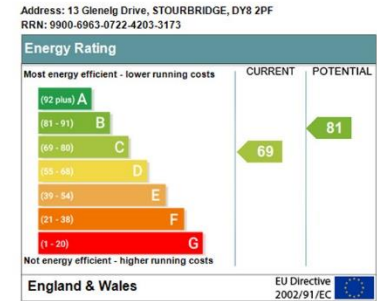






Approximate Gross Internal Floor Area:  
 Ground Floor (exc. Garage): 65sq m, 699sq ft  
 Garage: 12sq m, 129sq ft  
 First Floor: 41sq m, 441sq ft

**Tenure: Freehold & Council Tax Band: E**







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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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