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Ferndale Park
Pedmore, Stourbridge

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The Heathers, 9 Ferndale Park, Pedmore, Stourbridge DY9 0RB

This 4 Bedroom Detached Family Home has been extended and commands a great corner position with garden to the front, side and rear and backs onto green open space with trees, making for a pleasant backdrop.

The property enjoys a prime cul-de-sac location leading off Bromwich Lane/Hagley Road being well placed for Stourbridge Town & Hagley Village which have a wealth of local amenities including schooling of good repute, shops, restaurants, train stations with direct links into Birmingham/Worcester and beyond and with excellent access to the motorway network at J3 or J4 of the M5 making it ideal for commuting.

The property benefits from a 2 storey extension which has added a 1st Floor Bedroom and Bathroom together with a Breakfast Room and Dining Room to the Ground Floor behind the Garage and there is also a Rear Conservatory. Much bigger than first impressions, internal inspection is essential to fully appreciate the overall size and layout and the further potential this Home has to offer.

With gas central heating, double glazing and comprising: Porch, Hall, Guest Cloakroom, L shaped Lounge, Rear Conservatory, Dining room, Breakfast Room, Kitchen, Landing, 4 Bedrooms (3 with wardrobes and Bedroom 1 with En-Suite) and Bathroom. There is also a Garage & Driveway Parking.

OVERALL, THIS IS A GOOD SIZE PROPERTY IN A SOUGHT AFTER LOCATION, AVAILABLE WITH NO ONWARD CHAIN AND IS IDEAL FOR THOSE WANTING ADDITIONAL SCOPE TO PERSONALISE AND CREATE A FOREVER HOME.

On the Ground Floor there is a Porch Entrance opening to the Reception Hall having open tread stairs to 1st Floor with spindle balustrade, side double glazed fixed screen and doors leading off.

The Guest Cloakroom has a white suite comprising wc, basin with tiled top and splash back and double cupboard below, side window and shaver point.

There is a Kitchen to the front having a modern range of cream shaker style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, Miele Classic double oven, Bosch 4 ring gas hob with integrated cooker hood over, 2 appliance spaces, front window and recessed ceiling lights. An archway leads to the Breakfast Room having side window, cupboard with Glow-worm gas central heating boiler and door to Garage. A door also opens to the Dining Room having rear double glazed patio door to the Garden.

There is an L shaped Lounge, which is accessed from the Dining Room and from the Hall, having a fireplace with hearth and inset fire, glazed internal screen to stairs, large rear window with 2 top openers and double glazed patio door to the Conservatory.

The Conservatory has a brick base with UPVC double glazing having top opening windows, an external door on either side to the Garden, tiled floor and power points.





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On the 1st Floor there is a Landing having loft access (with ladder), front window and doors to 4 Bedrooms and Bathroom.

The Master Bedroom is a generous size room with 2 windows and has 2 ranges of cream built-in wardrobes (one set with 5 doors and the other set with 4 doors), matching 2 drawer bedside cupboards with shelving over and bridging top cupboards and matching 8 drawer dressing table. An archway opens to the En-Suite having a white suite with corner shower cubicle with curved screen doors and Triton shower, wc, basin and part tiled walls.

Bedroom 2 & 3 are double size rooms. Bedroom 2 has 2 double built-in wardrobes with one matching bedside drawer unit and two 3 drawer units and rear window. Bedroom 3 with built-in double wardrobe having top cupboard and front window. Bedroom 4 is also a good size with range of top cupboards and corner drawer and base cupboard unit, with window to front.

The main House Bathroom has a white suite with bath having shower over, wc, basin, part tiled walls, window and shaver point.

The Garage has a Belfast sink, side double glazed fixed window and part double glazed side pedestrian door, electric shutter door and strip lights.

The Rear Garden has a paved patio with step to a shaped lawn, pond, rockery and borders, shed to corner and with side path and gate to front.

At the front there is a good size sloping block paved drive, front/side shaped lawn with well stocked borders and rockery.

Tenure: Freehold

Council Tax Band: E

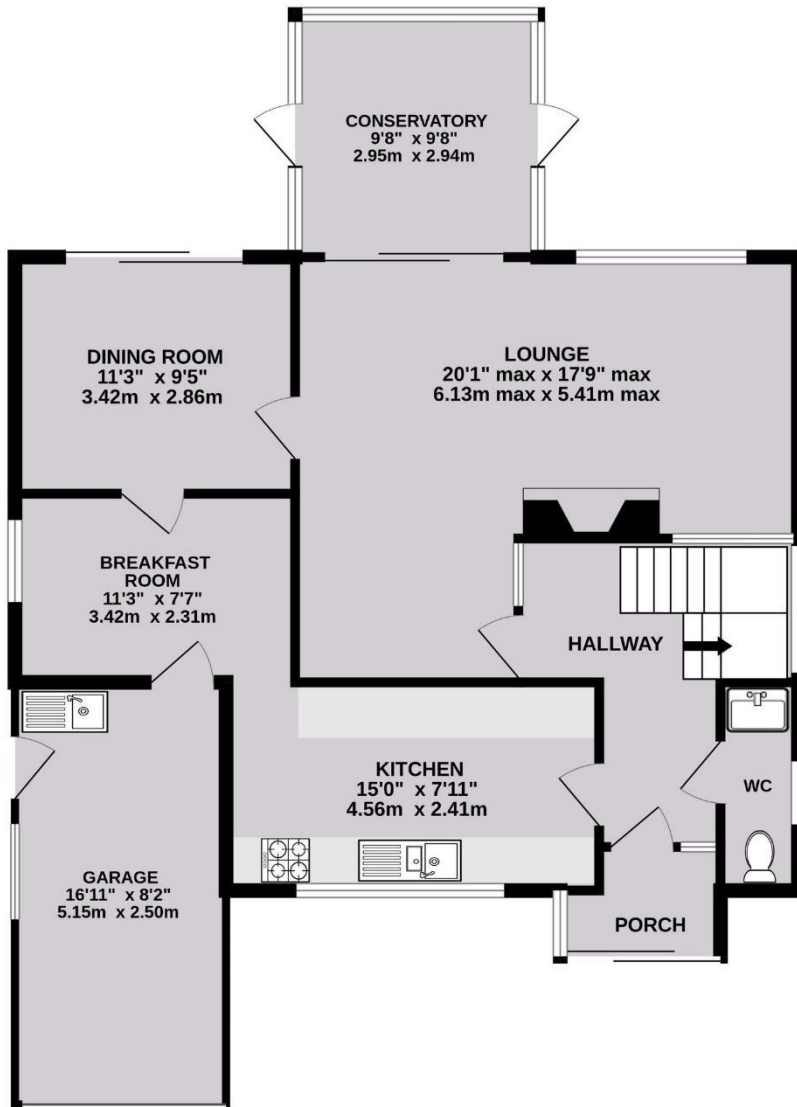
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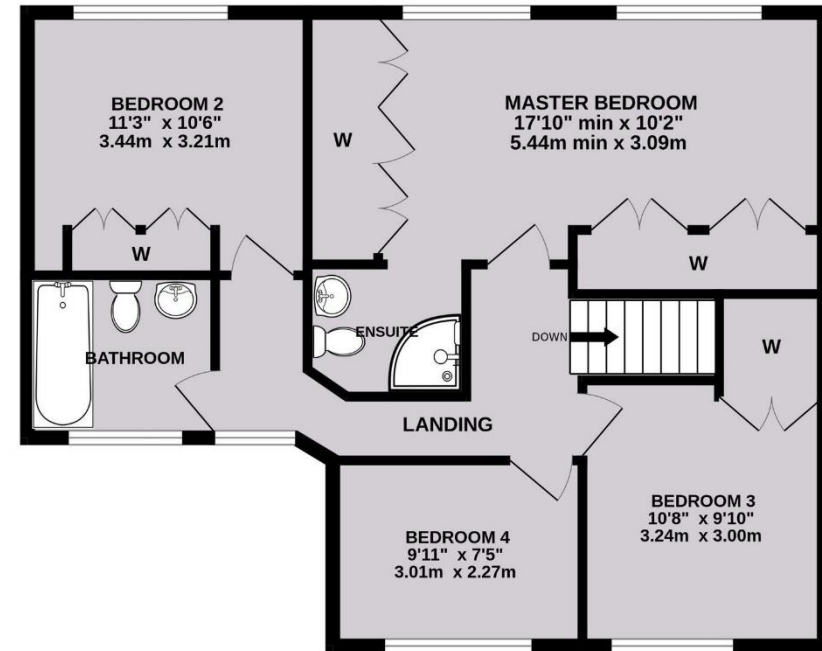




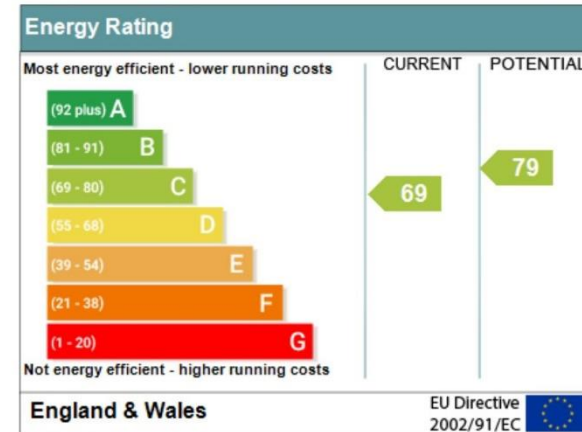
GROUND FLOOR AREA
OMITS GARAGE
829 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



Address: 9 Ferndale Park, STOURBRIDGE, DY9 0RB
RRN:



TOTAL FLOOR AREA : 1540 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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