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Foley Road
Pedmore, Stourbridge

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Castledene, 20 Foley Road, Pedmore, Stourbridge DY9 0RT

This substantial and imposing traditional style 4 Bedroom Detached property, stands well with wide frontage having stone wall and hedge and large in and out block paved Driveway, providing excellent off road parking leading to the Double Garage and represents a fantastic opportunity for those looking for a sizeable property and Garden, offering further potential to add value and create a forever Family Home.

Foley Road leads off Dingle Road (from Hagley Road) or from Ham Lane and is considered to be one of Pedmore's premier locations and address's, being highly sought after and is well placed for schools, Stourbridge Junction train station, Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network.

With gas central heating and comprising: Porch, Hall, Guest Cloakroom, Through Lounge, Separate Dining Room, Breakfast/Sitting Room, Kitchen, Landing, 4 Bedrooms (Bedroom 1 with En-Suite Bathroom), Shower Room, separate Toilet and Double Garage.

OVERALL, THIS IS A SURPRISINGLY SPACIOUS PROPERTY IN A GREAT LOCATION WITH SO MUCH MORE POTENTIAL TO EXPLOIT AND IS AVAILABLE WITH NO ONWARD CHAIN. INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Porch Entrance with timber doors and glazed internal door opening to the Reception Hall having stairs off to 1st Floor and Guest Cloakroom having wc, basin with tiled splash back, window and electric heater.

There is a generous size through Lounge with recessed fireplace having hearth and inset fire, built-in side shelving and 2 side windows, front window and rear doors to Garden.

The Dining Room has a fireplace with hearth, rear bay window, picture rail and obscure glazed and leaded, hinged folding doors opening to the Reception Hall.

There is a Kitchen having a range of light oak style wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, Bosch built-in oven and warming drawer, Miele microwave, Siemens ceramic hob with integrated cooker hood over, integrated fridge, integrated Bosch dishwasher, 2 front windows and door to Pantry. A rear door also leads to the outside rear covered area.

A Breakfast/Sitting Room also has a mantel fireplace with hearth, rear window, built-in shelving and tv shelf.

On the 1st Floor there is a Landing with bay window to front, side window to stairs, loft access and doors to 4 Bedrooms and Shower Room.





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The Master Bedroom has its own Entrance Area with arch to Bedroom and door to the En-Suite having a white suite with bath having folding shower screen and shower over, wc, basin with tiled splash back, shaver point and extractor. The Bedroom is a generous size with front & rear window, 2 side windows and basin with tiled splash back.

Bedroom 2 is a large Bedroom with rear bay window and basin with vanity drawers below. Bedroom 3 has a rear window, basin and tiled splash back and low level door opening to the Side Loft Area being part boarded. Bedroom 4 is at the front with window and range of wardrobes to one wall.

There is a separate Shower Room with white suite having walk-in shower with curved side screen and waterfall shower over, semi-recessed basin with Maple style vanity cupboards and drawers, 2 display cupboards with back mirror between and pelmet lights over, radiator with towel rail, rear window and Linen Store. A separate Toilet has a white wc and front window.

Outside, there is a rear open Covered Area with Toilet having wc and Biasi gas central heating boiler, Store, door access to front Driveway and Double Garage with electric up and over door, rear window and side pedestrian door.

The Rear Garden enjoys a south easterly aspect and is a good size representing a mature backdrop to the property with its left side split level patio area with border and shrubs, main rear area with wide split level patio, pergola, L shaped lawn and borders and side path with gate to front.

Tenure: Freehold
Council Tax Band: G

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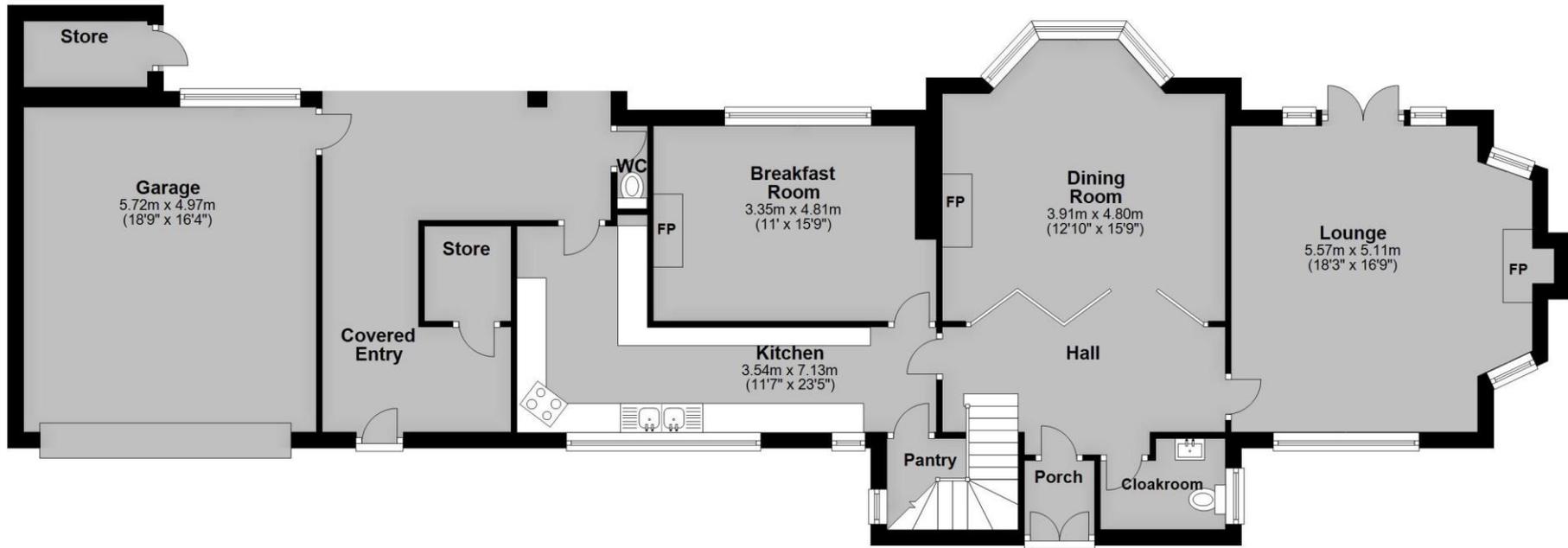
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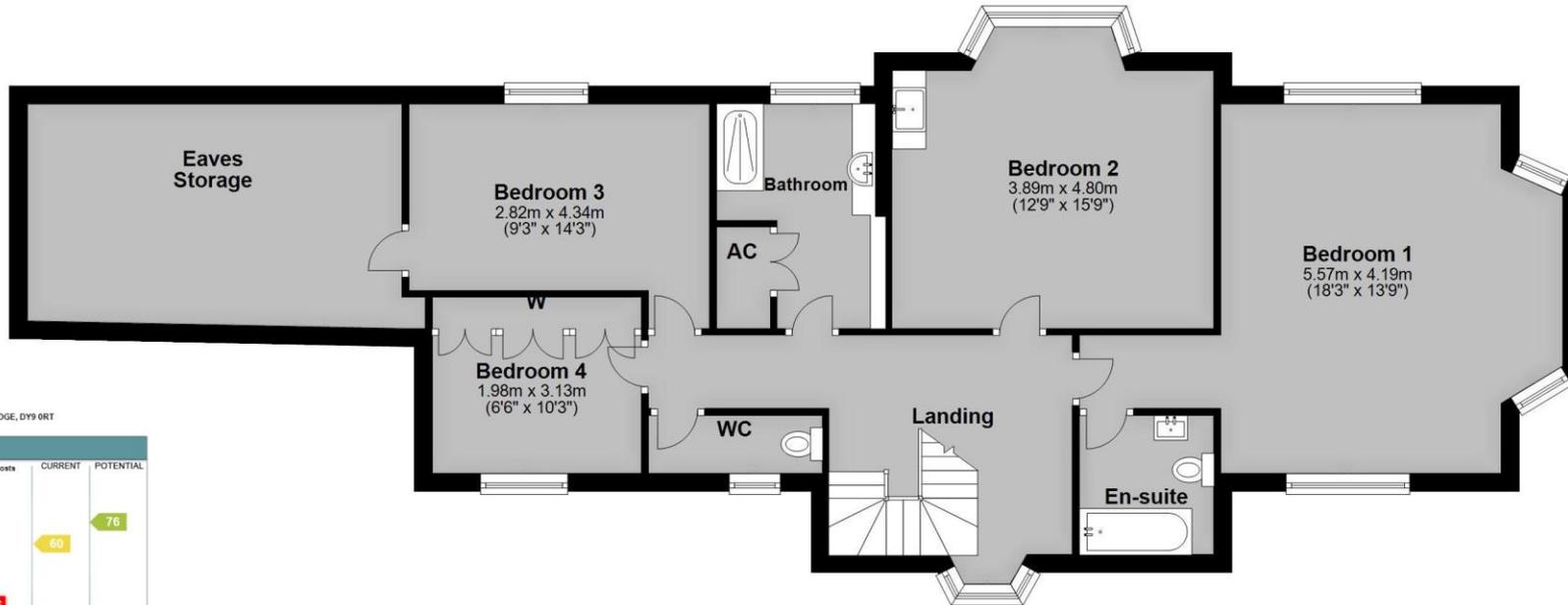
Ground Floor

Main area: approx. 100.1 sq. metres (1077.6 sq. feet)
 Plus garages, approx. 28.4 sq. metres (306.0 sq. feet)
 Plus outbuildings, approx. 20.7 sq. metres (222.6 sq. feet)

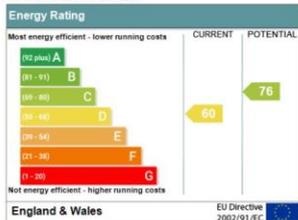


First Floor

Approx. 122.4 sq. metres (1317.8 sq. feet)



Address: 20 Foley Road, STOURBRIDGE, DY9 0RT
 BRN: 9437.8529.6309.0422.2222



Main area: Approx. 222.5 sq. metres (2395.5 sq. feet)
 Plus garages, approx. 28.4 sq. metres (306.0 sq. feet)
 Plus outbuildings, approx. 20.7 sq. metres (222.6 sq. feet)



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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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