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Hagley Road
Pedmore, Stourbridge

273 Hagley Road, Pedmore, Stourbridge DY9 0RJ

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This substantial, Extended 4 Bedroom traditional style Detached Family property has great kerbside appeal and has been updated and re-appointed making it ideal for those wanting a turn the key ready move in Home.

The property is much bigger than first impressions and is well worth internal inspection to fully appreciate and is further enhanced by a good size mature Rear garden with large patio and excellent off road driveway parking to the front.

As well as size, one of the stand out benefits of the property is its fantastic location with its main road position being ideal for commuters with ease of access to the surrounding road network having excellent links to the M5 Motorway and beyond. The property is also well placed for Stourbridge Golf Club, ideal for walkers being just minutes from countryside and of course the all-important local amenities including excellent schools, Oldswinford shops, Stourbridge Town and train station with services to Birmingham/Worcester and beyond.

With gas central heating and briefly comprising: Porch, Reception Hall, Refitted Guest Cloakroom, generous size Lounge, Refitted Dining Kitchen, Family Room, Landing, Master Bedroom with Refitted En-Suite, 3 further excellent Bedrooms, Refitted Bathroom and Garage.

OVERALL, A WELL PRESENTED AND MUCH IMPROVED FAMILY HOME IN A GREAT LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Porch Entrance with front door, double glazed roof window, tiled floor and composite double glazed door opening to the through Reception Hall having parquet floor, stairs to 1st Floor with spindle balustrade, vertical radiator and obscure UPVC double glazed side window.

A door gives access to the refitted Guest Cloakroom (below the stairs) having a white suite with wc, corner basin with vanity cupboard below, part tiled walls, tiled floor, school style radiator, Vent Axia and recessed ceiling lights.

There is a generous size Lounge having front UPVC double glazed bay window with window seat and lift up storage below, brick fireplace with slate hearth and open fire, oak floor and 2 school style radiators. Glazed doors open to the refitted Dining Kitchen having a range of wall/base cupboards, worktops, sink with mixer tap, AEG built-in double oven, AEG Diplomat microwave oven, AEG 5 burner gas hob with AEG cooker hood over, tall housing with integrated full length fridge and freezer, Beko integrated dishwasher, tiled floor with electric underfloor heating, rear double glazed bi-fold doors, vertical radiator, side UPVC double glazed window, table space, recessed ceiling lights and door to Garage. An archway opens to the Family Room having a brick fireplace with hearth and open fire, school style radiator, UPVC double glazed doors to Garden and door to Reception Hall.

On the 1st Floor there is a good size Landing with spindle balustrade to stairs, school style radiator, obscure UPVC double glazed side window and fixed window and doors to 4 Bedrooms & Bathroom.





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we sell **homes.**





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The Master Bedroom has its own Entrance Area with door to the En-Suite and has a rear UPVC double glazed window, range of grey built-in wardrobes, recessed ceiling lights and loft access with ladder. The Refitted En-Suite has a white suite with feature walk-in shower having side screen, basin with vanity cupboard below and tiled splashback, wc, radiator, tiled floor and obscure UPVC double glazed window.

There are 3 further excellent size Bedrooms, each with UPVC double glazed window and school style radiator, Bedroom 3 is an L shaped room with side aspect and Bedroom 2 front aspect and Bedroom 4 at the rear.

The House Bathroom has been refitted with a white suite including feature bath, basin with vanity cupboard below, wc, large shower cubicle with screen & sliding door and waterfall shower, vertical radiator, recessed ceiling lights, tiled floor with electric underfloor heating, Vent Axia and obscure UPVC double glazed window.

The Garage has side opening entrance doors, worktop with sink and base cupboard below, 2 appliance spaces and double wall cupboard, Ideal gas central heating boiler, steps and door from Kitchen, strip lights and side door with access pathway to the Rear Garden.

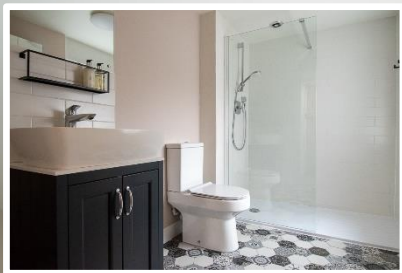
There is a good size mature Rear Garden with large grey slate patio having 2 steps to the lawn with borders.

Tenure: Freehold
Council Tax Band: F

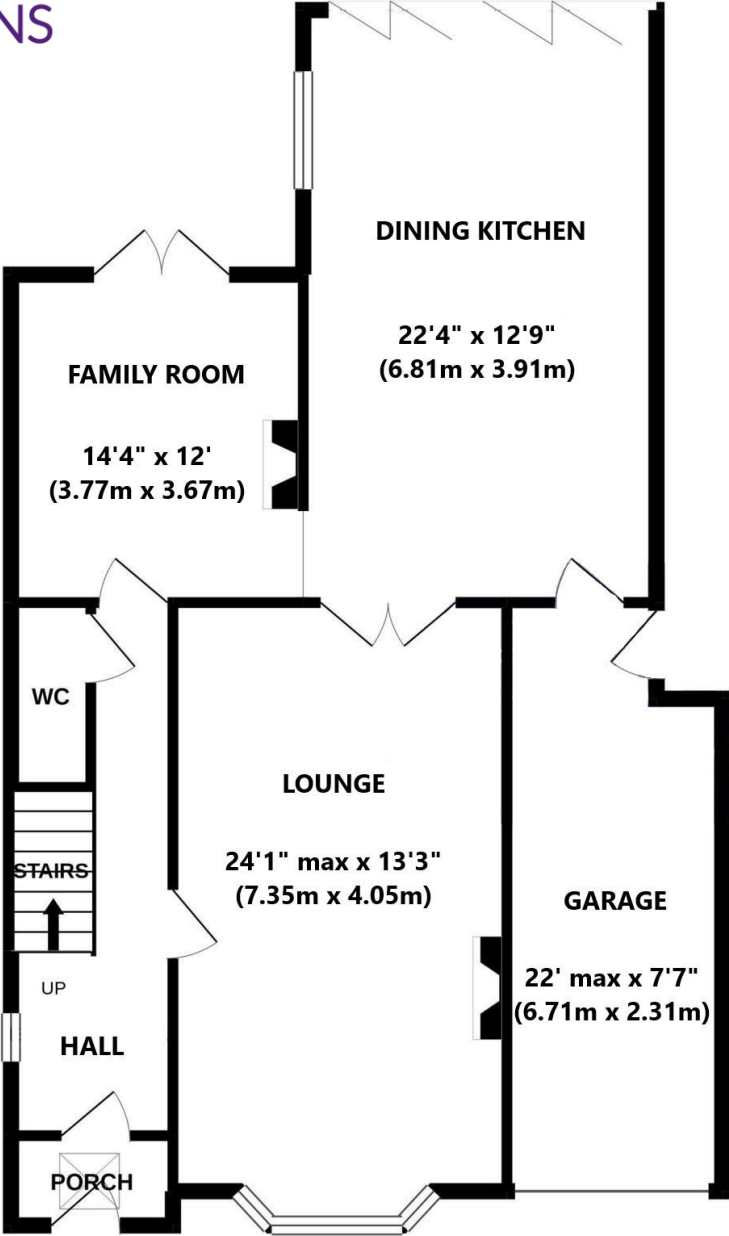
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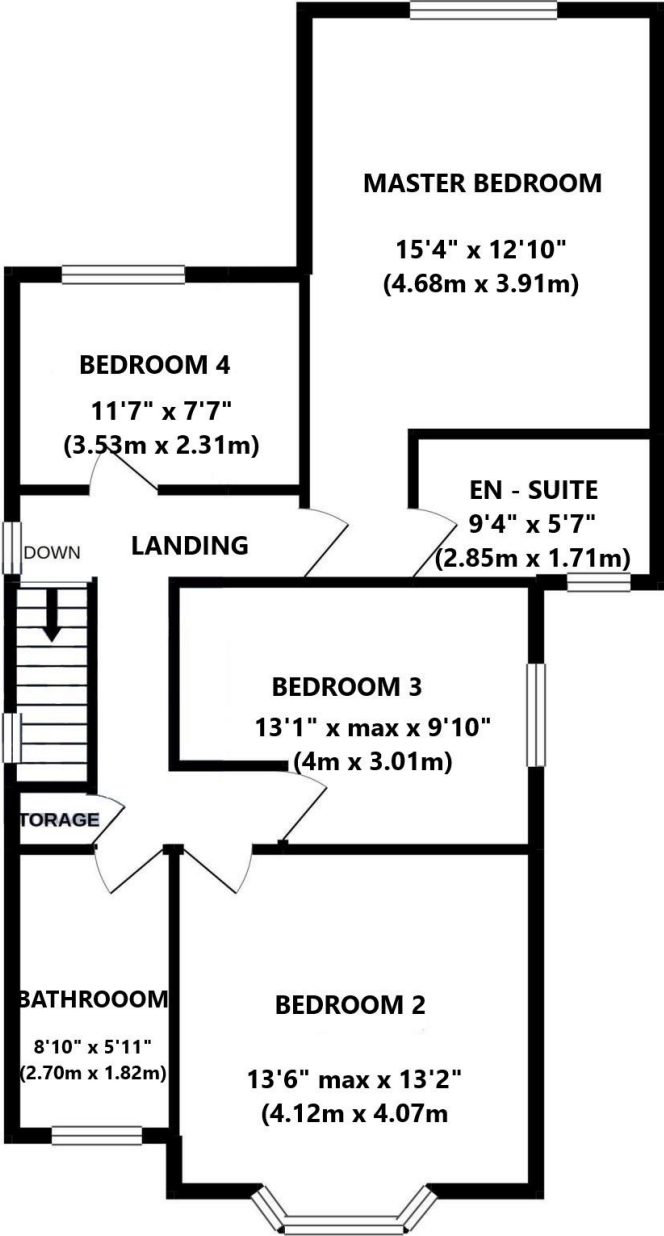




FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



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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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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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