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Hagley Road
Pedmore, Stourbridge

334 Hagley Road, Pedmore, Stourbridge DY9 0RD

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This extended 5 Bedroom Detached Family Home is surprisingly spacious and is well worth internal inspection to fully appreciate its overall size, convenient position, and generous size Rear Garden.

The property enjoys an excellent position, set behind the Service Road to Hagley Road being well placed for Stourbridge Town & Hagley Village which have a wealth of local amenities including schools 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.

With gas central heating, UPVC double glazing (except Garage) and accommodation comprising: Porch, Hall, Guest Cloakroom, Through Lounge, separate Dining Room, L shaped Breakfast Kitchen, Utility, Landing, 5 Bedrooms (Bedroom 1 with Dressing Area and En-Suite), House Bathroom, Garage and carport.

OVERALL, A PROPERTY READY TO PERSONALISE, IDEAL FOR THOSE WANTING ADDITIONAL SCOPE TO CREATE A FOREVER HOME. VIEWING IS HIGHLY RECOMMENDED.

On the Ground floor there is a Porch Entrance being UPVC double glazed with top opening window and double glazed door and obscure UPVC double glazed front door and side screen opening to the Reception Hall having open tread staircase to 1st Floor with spindle balustrade and doors leading off.

There is a Guest Cloakroom with white wc having concealed cistern, basin with vanity cupboard below, tiled splash back and obscure UPVC double glazed high level window.

The Lounge is a through room with brick fireplace having tiled hearth and inset fire, built-in bookshelf to one side, UPVC double glazed front window and UPVC double glazed patio door to Garden. A door leads off to the separate Dining Room having double glazed patio door to the Garden, obscure glazed internal screen and door to Hall.

There is an L shaped Breakfast Kitchen with modern range of wall/base cupboards, worktops, sink and mixer tap, Bosch integrated double oven, Bosch ceramic hob, integrated fridge, integrated slimline dishwasher, table space, 2 rear UPVC double glazed windows and 2 strip lights. A door leads to the Utility Room having Belfast sink and tiled splash back, appliance spaces, side UPVC double glazed door and screen and top opening window.

On the 1st Floor there is a Landing with loft access and doors to 5 Bedrooms and Bathroom.

Bedroom 1 has a built-in double wardrobe over the stairs, front UPVC double glazed window and opens to a Dressing Area with UPVC double glazed window and door to En-Suite having a white suite with shower cubicle having bi-fold door and Triton shower, wc with concealed cistern, semi-recessed basin with vanity cupboards below, part tiling and loft access.





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Bedroom 2 has a 2 double built-in wardrobes with top cupboards and UPVC double glazed window. Bedroom 3 has a single wardrobe, top cupboards and UPVC double glazed window. Bedroom 4 has a rear UPVC double glazed window and cupboard housing the Ideal gas central heating boiler. Bedroom 5 has a UPVC double glazed window.

There is a House Bathroom with modern white suite having bath with shower off taps and folding shower screen, tiled surround, semi-recessed basin with vanity cupboard below, wc with concealed cistern, obscure UPVC double glazed window and towel rail radiator.

There is a Garage with single glazed timber window, up and over door and side UPVC pedestrian door.

The rear Garden is a generous size with West facing aspect and includes a paved patio, lawn with left side and rear border, planting bed and rockery bed, side vegetable plot with Greenhouse, timber shed to side and gate with side access to the front.

At the front the is a lawned fore garden with border and planting bed, tarmac Driveway with block edging and Carport.

Tenure: Freehold
Council Tax Band: G



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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

Porch: 7'7" x 4'3" (2.32m x 1.31m)
Reception Hall: 12'5" x 6'8" (3.80m x 2.04m)
Guest Cloakroom: 7'5" x 3'9" (2.27m x 1.16m)
Lounge: 22'5" x 12' max (6.83m x 3.67m)
Dining Room: 9'11" x 8'3" (3.02m x 2.53m)
Breakfast Kitchen: 15'2" x 7'5" and 8'8" x 8'6" (4.62m x 2.27m and 2.65m x 2.61m)
Utility: 8'6" max x 8'2" (2.61m x 2.50m)

Landing

Bedroom 1: 11'10" x 10'11" (3.61m x 3.33m)
Dressing Area: 8'8" x 4'5" (2.65m x 1.36m)
En-Suite: 7'8" max x 4'3" (2.35m x 1.32m)
Bedroom 2: 12'6" x 11'8" (3.81m x 3.56m)
Bedroom 3: 11;1" x 8'6" (3.38m x 2.59m)
Bedroom 4: 12'6" x 7'9" (3.81m x 2.36m)
Bedroom 5: 8'2" x 7'2" (2.50m x 2.20m)
Bathroom: 7'5" x 7'2" max (2.26m x 2.20m)
Garage: 16'11" x 8'10" max (5.17m x 2.69m)

NOT TO SCALE



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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

Worcester House, 64 Hagley Road
Stourbridge, West Midlands DY8 1QD

Sales: (01384) 396066
stourbridge@leeshaw.com www.leeshaw.com

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