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The Little House
Wollescote Road, Pedmore, Stourbridge

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The Little House, 43 Wollescote Road, Pedmore, Stourbridge DY9 7JS

The Little House by name but overall a large, considerably extended, distinctive character, 4 Bedroom Detached Family Home in a delightful mature setting and grounds, further enhanced by a rear south facing aspect and is well placed for a range of amenities including schools, Stourbridge Junction train station with direct links to Worcester/Birmingham and beyond, Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network.

The property is set well back, elevated from Wollescote Road with a walled front having electric wrought iron gates opening to a long rising block paved Driveway bounded by dry stone walling and opens onto a level gravelled Driveway providing ample off road parking, set beyond a mature fore garden with established shrubs and trees, lawn and borders, in a secluded setting.

The Little House started life as a 2 Bedroom property and has been sympathetically transformed in size by the present owners who added a large extension, doubling the size of the property and which also included the addition of a Tandem Garage. This has created what is now a surprising Family Home which is well worth internal inspection to fully appreciate its over all size, layout and position.

With gas central heating (new boiler September 2023), double glazing and briefly accommodation over 2 Floors comprising: Porch Entrance, Reception Hall, Guest Cloakroom, Panelled Sitting Room, Dining Room, Rear Garden Room, Through Lounge, Breakfast Kitchen, long Landing, Large Master Bedroom with En-suite, 3 further Bedrooms, House Bathroom and Tandem Garage.

OVERALL, AN INDIVIDUAL, CHARACTER HOME WITH GREAT KERBSIDE APPEAL, IN A CONVENIENT AND POPULAR LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Porch Entrance opening to the Reception Hall with front window and window to Porch, stairs off to 1st Floor with spindle balustrade with open space below, Cloaks Store and doors leading off.

To the rear there is a panelled Sitting Room and bespoke Beautystone mantel fireplace having hearth and open fire and bay window with aspect to the rear Garden.

The Dining Room has a front window, ceiling beams, small paned glazed double French doors to the Lounge and small paned glazed double French doors opening to the Garden/Sun Room having patio door to the rear Garden.

The Lounge is a generous size through room with a bespoke Beautystone high Mantel fireplace having hearth and inset fire, window to front and patio door leading out to the rear Garden.

There is an extended Breakfast Kitchen with centre column defining 2 areas and having a range of oak style wall and base cupboards, worktops, tiled splash backs, 2 bowl sink with mixer tap, Cookmaster cream/black range cooker, Bosch integrated dishwasher, side and rear window, under cupboard lights, breakfast bar, brand new (September 2023) Worcester gas central heating boiler, dresser style unit with base cupboards and display cupboards with light, tall cupboard, recessed ceiling lights to part and rear UPVC double glazed doors to Garden.

Also, off the Hall is the Guest Cloakroom having a white wc, basin with vanity drawer unit below, front and side window, tiled floor, recessed ceiling lights and built-in double cupboard with hanging space.





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On the 1st Floor there is a long Landing having spindle balustrade to stairs, 2 front dormer windows, Store and doors to 4 Bedrooms and Bathroom.

The Master Bedroom is a generous through room with front and rear dormer window, walk-in wardrobe and with its own En-Suite having a white suite with large shower cubicle having sliding screen door and Bristan shower, wc, basin with vanity cupboard below, tiled walls, tiled floor, chrome ladder radiator, window and recessed ceiling lights. There are 3 further Bedrooms all with dormer window and Bedroom 4 having loft access (with ladder).

There is a House Bathroom with white suite including spa bath, wc, basin, tiled walls, tiled floor, 3 side windows and further loft access.

The Tandem Garage has an electric up and over door, internal painted plaster walls, rear bay window and stable door to Garden.

The Rear Garden enjoys a south facing aspect, being mature with paved patio, raised decking patio leading from the Lounge, shaped lawn, gravelled area and established shrubs. There is access on both sides of the property with gate to front.

Agents Note: Within the Grounds there are Trees with Preservation Orders.

Tenure: Freehold

Council Tax Band: D

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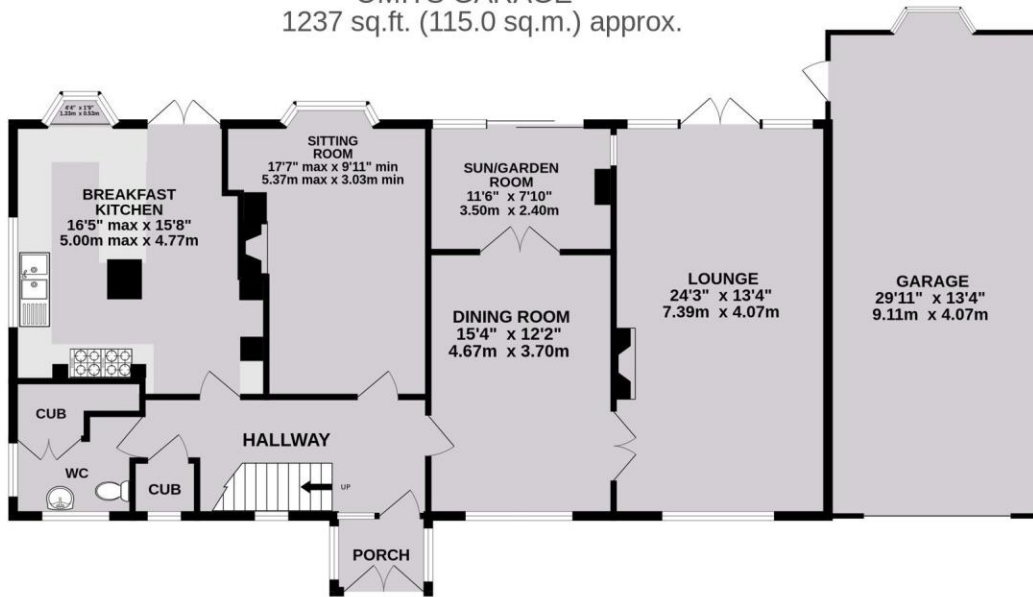
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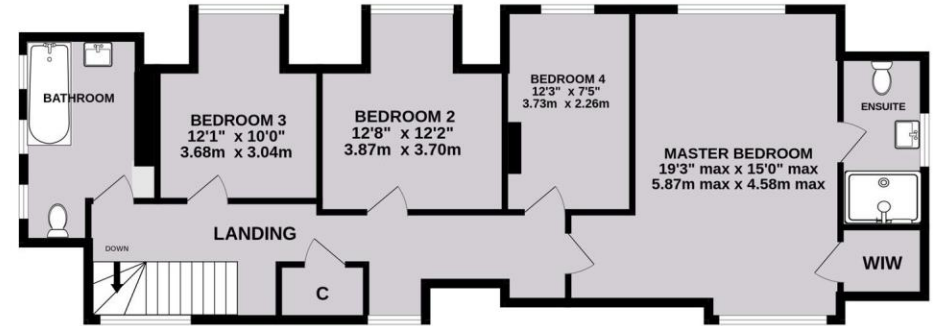


FLOOR PLANS

GROUND FLOOR AREA
OMITS GARAGE
1237 sq.ft. (115.0 sq.m.) approx.



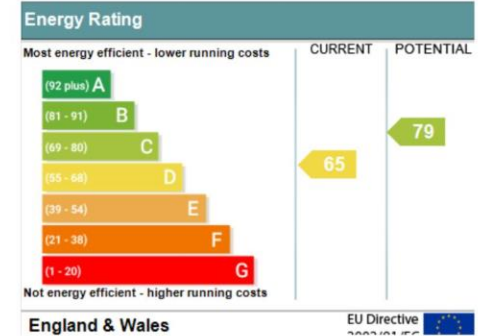
1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 2180 sq.ft. (202.6 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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Address: 43 Wollescote Road, STOURBRIDGE, DY9 7JS
RRN:





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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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