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Siskin Road
Pedmore, Stourbridge

2 Siskin Road, Pedmore, Stourbridge DY9 7HU

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First impressions do not tell the full story of this Mucklow Detached property which benefits from a rear two storey extension making this a surprisingly spacious, well planned, now 4 Bedroom Family Home which offers further potential, ideal for those looking to personalise and make their own.

Located at this popular cul-de-sac address leading off Greenfinch Road from Wollescote Road, there is excellent off-road Driveway parking to the front, single Garage and a good size rear Garden.

The property is well placed for Schools, Stourbridge Junction Railway Station, Oldswinford & Stourbridge Town, Merry Hill Shopping Centre, together with easy access to the surrounding road network and M5 Motorway.

With gas central heating and accommodation over 2 Floors comprising: Porch, Hall, Lounge/Dining Room, rear Sitting Room, L Shaped Breakfast Kitchen, Lobby, Guest Cloakroom, Utility, Landing, 4 Bedrooms (Bedroom 1 with En-Suite) and House Bathroom.

OVERALL, A GENEROUS SIZE, EXTENDED FAMILY HOME IN A GREAT LOCATION – AVAILABLE WITH NO ONWARD CHAIN - VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Porch Entrance opening to the Reception Hall having stairs off to 1st Floor with spindle balustrade, Store (below) archway to Kitchen and door to Lounge.

The Lounge is a generous size also providing Dining space and has a brick fireplace with tiled hearth, wooden mantel and side display shelves, UPVC double glazed bay window to front and rear brick/glazed screen with glazed door opening to the separate rear Sitting Room having UPVC double glazed patio door to the Garden and door to Kitchen.

The L Shaped Breakfast Kitchen has been extended to the rear and has 2 distinct areas having a range of wall/base cupboards, worktops, sink and mixer tap, Bosch built-in oven, Beko gas hob with integrated cooker hood over, integrated fridge, integrated dishwasher, under cupboard lights, tiled floor, table space, part tiled walls, recessed ceiling lights and rear UPVC double glazed window.

A door opens to the Lobby having tiled floor and doors leading off to the Utility & Guest Cloakroom. The Utility has a tiled floor and rear UPVC double glazed door. The Guest Cloakroom has a soft cream coloured suite with wc, basin and tiled splash back, Dimplex electric heater, Cupboard with louvre doors and obscure timber double glazed window.

On the 1st Floor there is a long Landing, extended to the Rear with UPVC double glazed window, spindle balustrade to stairs, loft access (with ladder) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has been extended to the rear and has a UPVC double glazed window, range of cream built-in wardrobes (3 doubles) with top cupboards, headboard and 2 bedside cupboards, arch to extended area with range of drawers and double base cupboard and door to En-Suite.





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The En-Suite has a corner shower cubicle with curved screen doors and Mira shower, wc, semi-recessed basin with vanity cupboard below, tiled splash back, obscure UPVC double glazed rear window, shaver point and recessed ceiling lights.

Bedroom 2 & 3 are double size rooms, both with UPVC double glazed window and Bedroom 2 also has 2 double wardrobes with end shelving. Bedroom 4 has a rear UPVC double glazed window.

The House Bathroom has a modern white suite with bath having tiled surround and Mira shower over and side screen, basin, wc, bidet, obscure UPVC double glazed side window, Cupboard with louvre doors and recessed ceiling lights.

There is a single Garage with side opening entrance doors and Ideal gas central heating boiler.

The Rear Garden has a wide paved patio and side paved patio, shaped lawn with rockery bed and borders and there is a side path with gate to front.

There is a block paved Driveway to the front providing off road parking.

Tenure: Freehold
Council Tax Band: E

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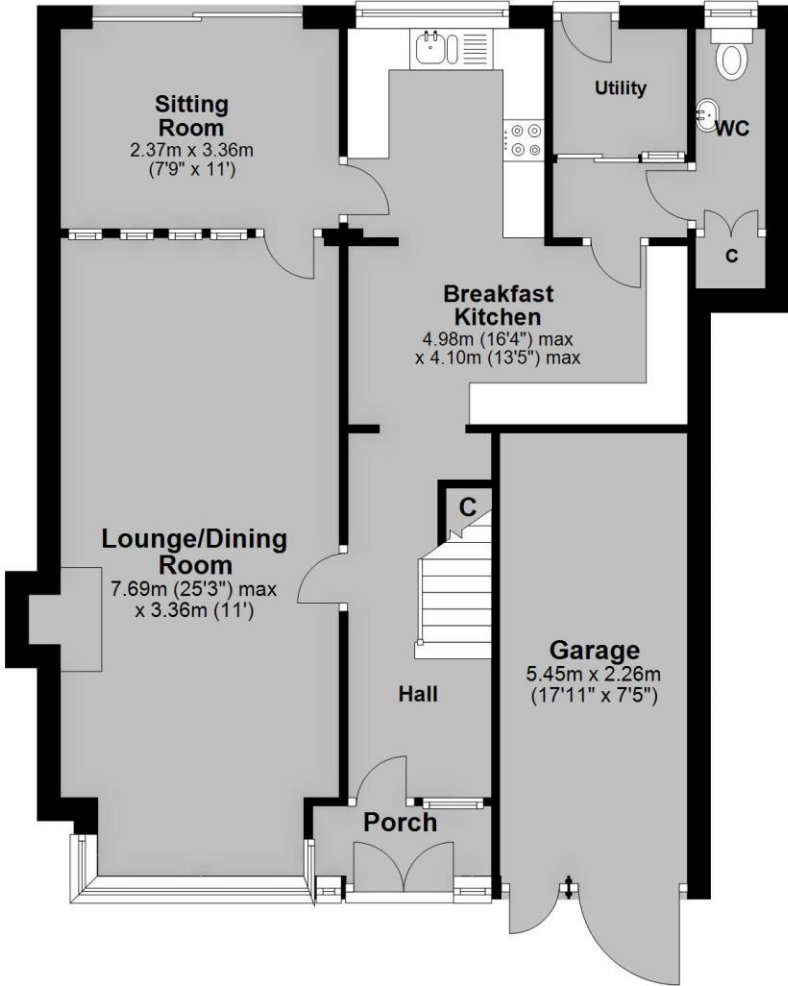




FLOOR P

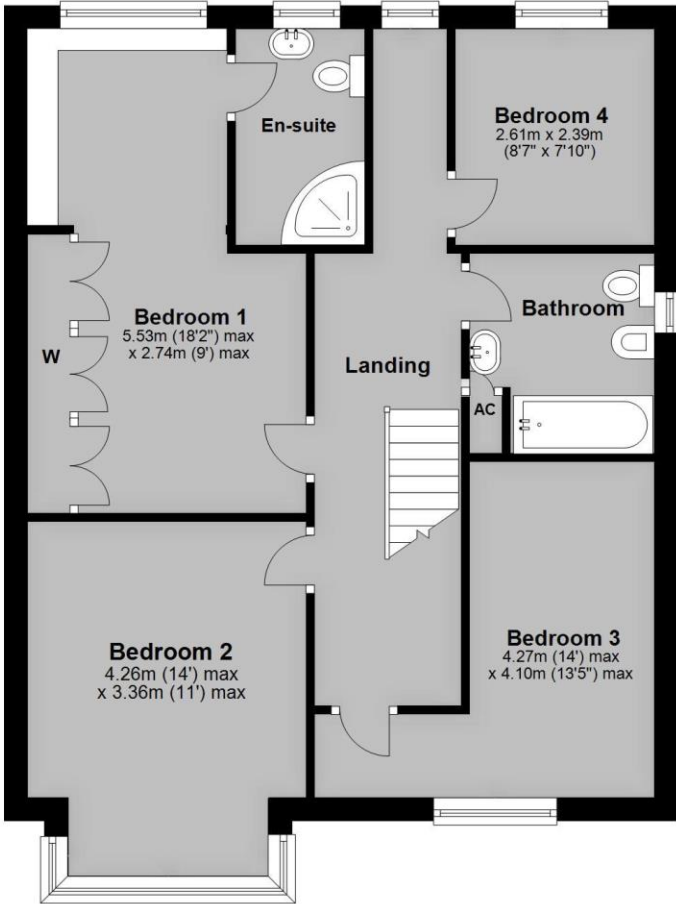
Ground Floor

Approx. 79.7 sq. metres (857.8 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 152.9 sq. metres (1645.5 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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