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Stuarts Green
Pedmore, Stourbridge

31 Stuarts Green, Pedmore, Stourbridge DY9 0XR

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This much improved, well presented and re-appointed Detached Family Home offers well planned, generous size accommodation with 4 Double Bedrooms, enjoying a great cul-de-sac position with block paved Driveway to front and Double Garage.

Stuarts Green is a highly sought after Pedmore address located off Redlake Drive on the rural fringe, yet close to excellent local amenities with Hagley Village just minutes away, as well as Oldswinford & Stourbridge Town. Commuting is well catered for with Train Stations at both Hagley & Stourbridge providing links to Birmingham/Worcester and beyond and there is easy access to J3 & J4 of the M5 Motorway. Local Leisure amenities are also well catered for with Stourbridge Golf Club and Stourbridge Tennis Club and there are delightful countryside walks close by. Local Schools are also in high demand.

With gas central heating, UPVC double glazing and comprising: Hall, Guest Cloakroom, Lounge, Rear Conservatory, Separate Dining Room, Breakfast Kitchen, Utility Room, Landing, 4 Bedrooms (Bedroom 1 with En-Suite) and House Bathroom.

OVERALL, A GREAT OPPORTUNITY FOR A MODERN FAMILY HOME AT THIS HIGHLY DESIRABLE ADDRESS - INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.



On the ground floor, there is a Porch Entrance with UPVC double glazed door and side screen, fixed UPVC double glazed side screen, tiled floor, recessed ceiling light and part double glazed door and screen opening to the Reception Hall. This has an oak floor, stairs off to 1st floor having spindle balustrade (with small Store below), doors to Dining Room, Lounge and Kitchen and archway to Lobby having oak floor, internal door to Garage and door to Guest Cloakroom.

The Guest Cloakroom has a white suite with WC, basin with vanity cupboard below, tiled splashback, tiled floor and with obscure UPVC double glazed window and recessed ceiling light. There is a good size Dining Room to the front with UPVC double glazed window.

The Lounge is also a generous size having a marble style mantel fireplace with hearth and electric fire, UPVC double glazed rear window and with UPVC double glazed patio door to the Conservatory.

The rear Conservatory is timber double glazed with a brick base and having a tiled floor, timber double glazed doors to Garden, ceiling light with fan, radiator and power points.

There is a stylish Breakfast kitchen having a range of grey wall/base cupboards, oak style butchers block worktops, sink and mixer tap, centre island with worktop and oak style butchers block end breakfast bar, Bosch integrated double oven, Bosch integrated microwave, Bosch 5 burner gas hob with stainless steel/glass canopy cooker hood over, integrated Bosch dishwasher, wine cooler, oak floor, UPVC double glazed rear doors to Garden, recessed ceiling lights and low level plinth lighting.



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A door gives access to the Utility Room with oak style butchers block worktop having grey base cupboard and two appliance spaces below, additional grey built-in cupboards with oak style butchers block worktop, cream gloss double wall cupboard, oak floor, recessed ceiling light and obscure UPVC double glazed side window.

On the 1st floor, there is a good size Landing with side UPVC double glazed window, Airing Cupboard (with tank) and doors to 4 Bedrooms and Bathroom.

There are 4 double size Bedrooms with Bedroom 1 having its own En-suite with a white suite including tiled shower with enclosure having sliding screen door, semi recessed basin with limed oak vanity cupboard below and tiled splashback, WC, shaver point, obscure UPVC double glazed front window and chrome ladder radiator.

The House Bathroom has a white suite including bath with shower off taps, side screen and tiled surround, WC, semi recessed basin with limed oak style vanity cupboard below, rear mirror with limed oak style frame, chrome ladder radiator, recessed ceiling lights, extractor and obscure UPVC double glazed rear window.

There is a Double Garage with electric up and over door and with rear sink bowl, together with the Ideal Logic gas central heating boiler and there is a side UPVC double glazed window.

The Rear Garden has a west facing aspect with paved patio having wall and step leading onto lawn with borders and rockery and there is a side access on both sides with gate to front.

At the front, there is a lawn with shrub planting and block paved driveway, providing off-road parking leading to the Garage.

Tenure: Freehold
Council Tax Band: G

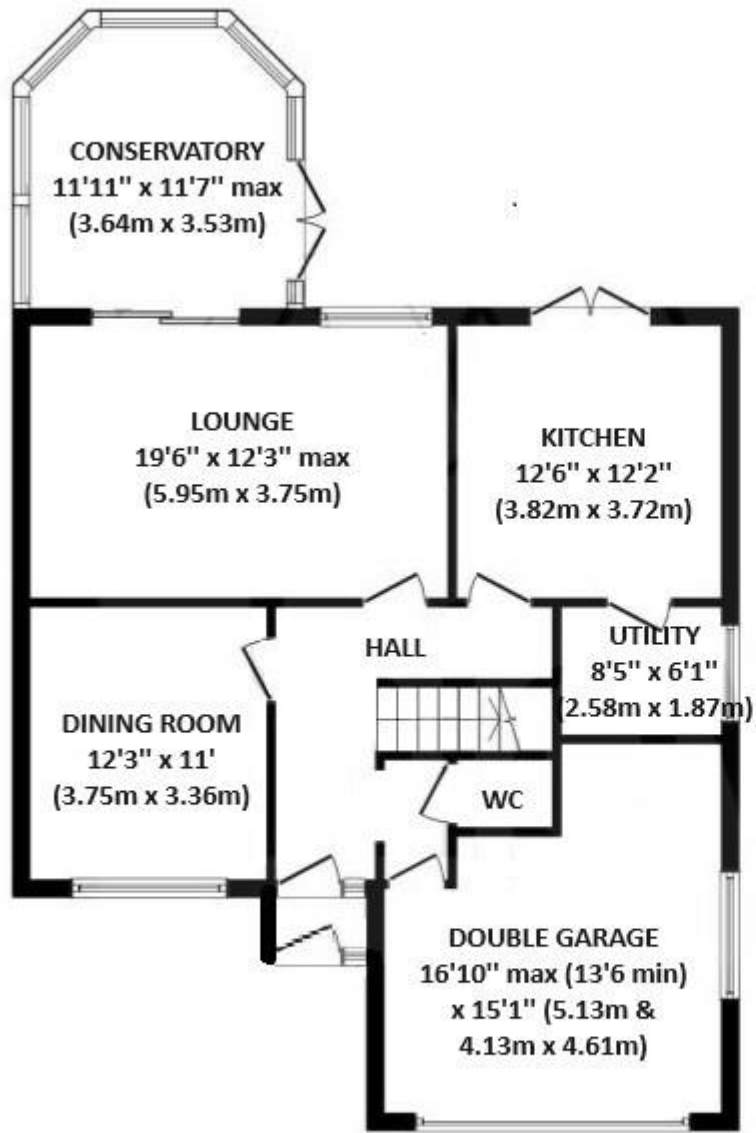
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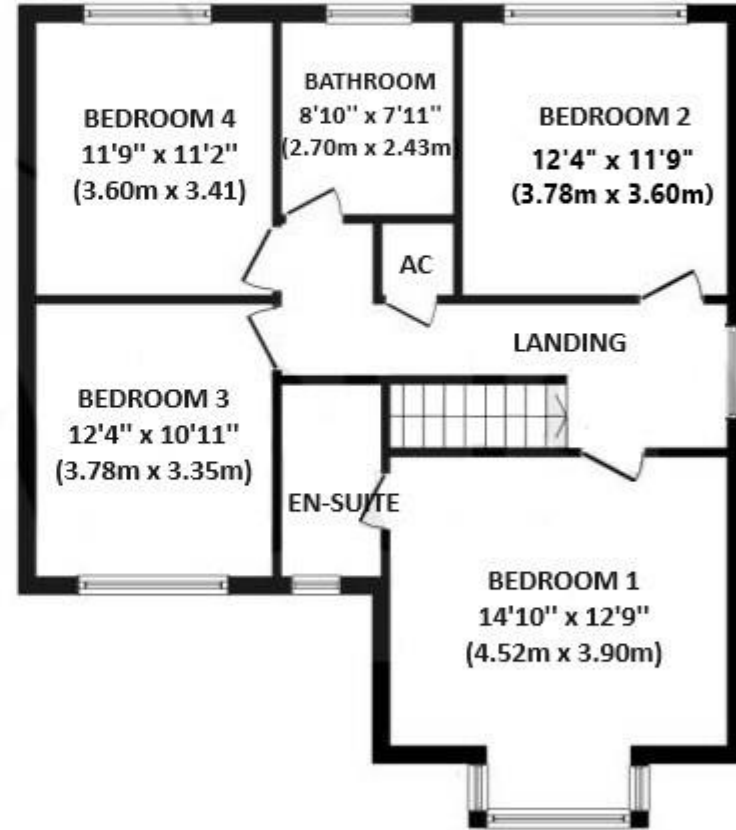


FLOOR PLANS



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

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

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