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**Redlake Road**  
Pedmore, Stourbridge



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Woodbury, 5b Redlake Road, Pedmore, Stourbridge DY9 0RU

At just over 2500 sq ft plus a large Double Garage, Woodbury represents a fantastic and rare opportunity for those looking for a generous size, quality Detached Bungalow and is perfect for those wanting one level living without compromising on space – this is definitely a must see property. The accommodation offers a degree of flexibility, being well planned and re-appointed, making it move in ready.

The Bungalow is conveniently located at this prime, much sought after Pedmore address, close to Stourbridge Golf Club and well placed for Oldswinford, Hagley Village & Stourbridge Town, with a wide range of amenities, train stations and with excellent road access to J3 & J4 of the M5 Motorway.

The Bungalow was originally built in 1997 by local Developers G L Birch Limited, renowned for their quality workmanship and stands well back from Redlake Road with secure electric gated entrance, long fore garden and tarmac Driveway (also giving access to 5a adjoining) and with block paved Driveway to the front, together with a generous Double Garage.

The Bungalow benefits from gas central heating, UPVC double glazed windows and enjoys generous grounds with mature Rear Garden having a southerly aspect. The Bungalow is also further enhanced by conversion of the original double garage to form a large Study or flexible use which is linked to the main accommodation and to the Garage Extension.

Briefly the accommodation comprises: Porch Entrance, Reception Hall, Guest Cloakroom, Lounge, Rear Conservatory, Separate Dining Room, Breakfast Kitchen, Utility, Corridor link to Study, Inner Hall, 3 Double Bedrooms (Master with En-Suite) and main Bathroom.

OVERALL, THIS A SUPERBLY PROPORTIONED BUNGALOW – IN A MATURE SETTING AND GREAT LOCATION AND WARRANTS A FULL INSPECTION TO ADEQUATELY APPRECIATE, SIZE LAYOUT AND OUTSTANDING OPPORTUNITY.

A Porch Entrance opens to the L Shaped Reception Hall, in turn giving access to the Inner Hall and Bedrooms and there is a useful Guest Cloakroom with white suite including wc, and basin with vanity cupboard below and tiled splash back.

The Lounge is a generous size room with a marble style mantel fireplace at its focal point having inset fire and there are double doors to the Reception Hall, side window and patio door opening to the Rear Conservatory being UPVC double glazed with doors to garden.

A separate Dining Room with bay window is at the front of the Bungalow and there is a Refitted Breakfast Kitchen fitted by Duns Tew Kitchens of Milton Keynes having a range of grey wall, base cupboards and drawers, worktops, Franke one and a half bowl sink with mixer tap and boiling water tap, Bosch integrated oven with cupboard above and 2 drawers below, Bosch induction hob with integrated cooker hood over and drawers below, integrated Kenwood dishwasher, 2 display cupboards, Bosch integrated microwave with warming drawer below, tall cupboard housing the large integrated fridge, pull out larder unit, excellent table space, side window with seat below, recessed ceiling lights and with door to Utility Room. This has white gloss finish to units, quartz worktops/upstands, sink and mixer tap, Worcester gas central heating boiler (in cupboard) and Cupboard (with tank).

A door opens to the Corridor which links to the large Study. The Corridor has door access to the rear Garden, side windows and has built-in storage with double base and 2 large double tall cupboards.





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The original Garage Conversion is now a large Study with windows and its own door access from the Drive. There is a range of built-in base cupboards and shelving to one wall and recessed ceiling lights. There is also a door to the attached Double Garage which has 2 up and over doors with remote control, useful boarded loft over (with ladder access) and there is a side recess to a further Toilet having white suite with wc and basin with vanity cupboard below.

The Inner Hall leads off the Reception Hall and provides 3 Double Bedrooms. The Master Bedroom has a range of built-in wardrobes and there is an En-Suite Shower Room having a white suite with large shower cubicle, vanity basin with walnut gloss style drawers below, wc with concealed cistern, tiled walls and floor, chrome ladder radiator and recessed ceiling lights. Bedroom 2 also has a range of wardrobes and Bedroom 3 having loft access (with ladder).

The main Bathroom has been refitted with a white suite including a bath with tiled splashback, semi-recessed basin with vanity cupboard below and tiled splashback, tiled shower with enclosure having curved screen doors, WC, recessed ceiling lights and Linen Store.

The Bungalow is rounded off by a delightful, mature Rear garden having southerly aspect, large patio, lawn with borders and well stocked planting beds, water feature and with shed to corner.

Tenure: Freehold  
Council Tax Band: G

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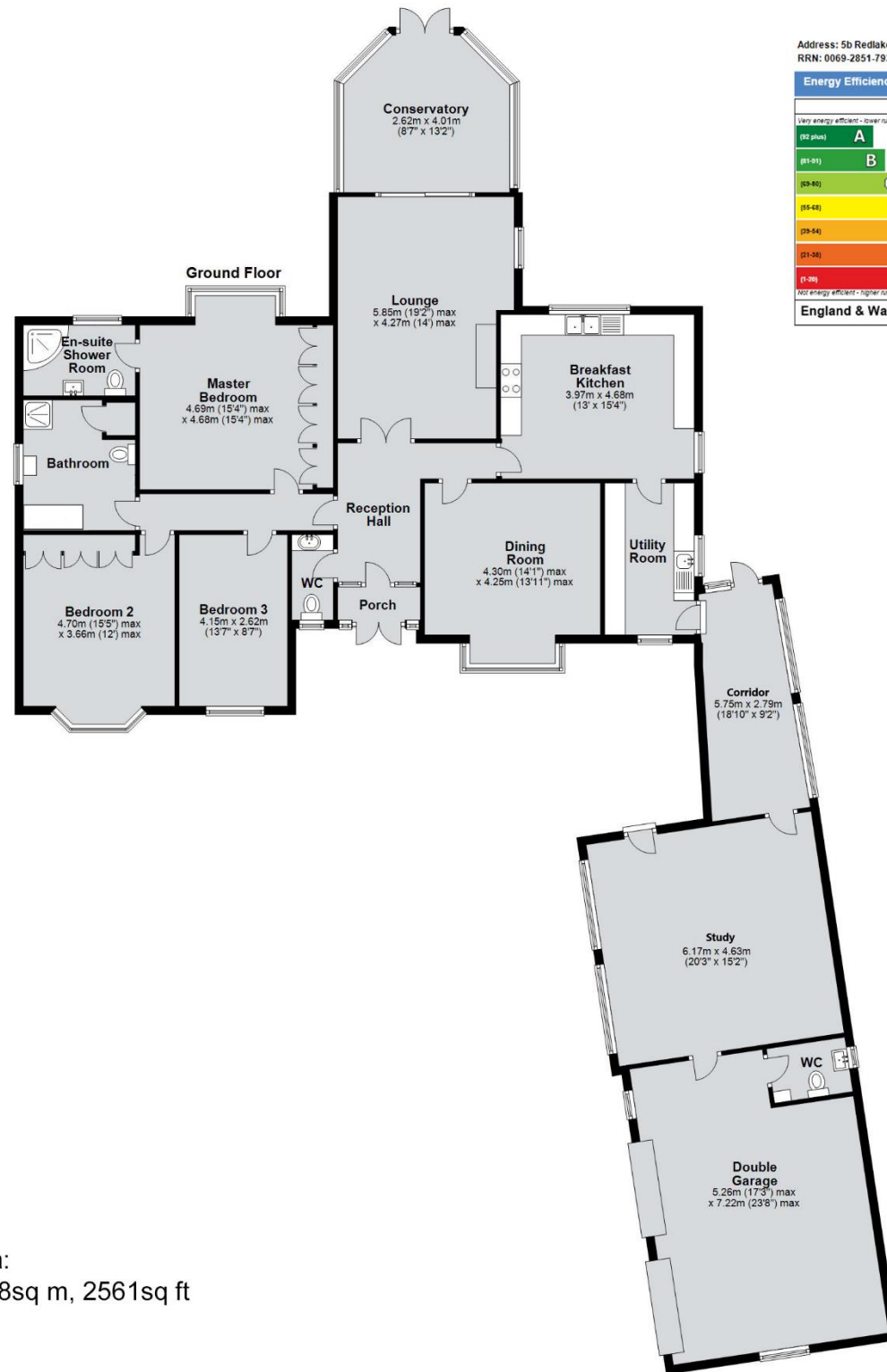
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Energy Efficiency Rating		Environmental Impact (CO2) Rating	
	Current	Potential	
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	67	78	
(1-20) G			
Vary energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Vary environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Vary environmentally friendly - higher CO2 emissions			
England & Wales			
EU Directive 2002/91/EC			

Approximate Gross Internal Floor Area:  
 Ground Floor (exc. Garage & WC): 238sq m, 2561sq ft  
 Garage & WC: 38sq m, 409sq ft





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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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