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Portland Crescent
Pedmore, Stourbridge

18 Portland Crescent, Pedmore, Stourbridge DY9 0SE

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This improved, large Family Semi-detached has been extended to the front and rear and is surprisingly spacious with 3 Double Bedrooms making it a must see home to fully appreciate, being approached over a generous size block paved Driveway, providing excellent off road parking leading to the Single Garage (being wider to front – with electric shutter door).

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

With gas central heating, UPVC double glazing and comprising: Entrance Hall, Extended Dining Room, L shaped Lounge, Extended Breakfast Kitchen, Utility/Lobby with Toilet off, Landing, 3 Double Bedrooms (2 with wardrobes and Bedroom 3 with desk unit/cupboards) and good size Bathroom with white suite including corner bath and shower cubicle. The property is further enhanced by a south west facing Rear Garden.

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

On the Ground Floor, there is an Entrance Hall having tiled floor, UPVC double glazed front door, recessed ceiling lights, cloaks cupboard and door to Dining Room.

The Dining Room has been extended to the front and has a UPVC double glazed bow window, stairs off to 1st Floor with Store (below) and small paned glazed doors opening to the Lounge.

There is an L shaped Lounge having a mantel fireplace with hearth and inset fire, UPVC double glazed patio door to garden and side UPVC double glazed window.

A door leads to the extended Breakfast Kitchen having a range of white gloss style wall/base cupboards, worktops, tiled splashbacks, sink and mixer tap, Belling built-in double oven, induction hob, semi integrated Bosch dishwasher, integrated fridge, under cupboard light, tiled floor, table space, UPVC double side window, UPVC double glazed rear fixed window, UPVC double glazed doors to Garden and extractor.

A door leads off to the Utility/Lobby having appliance spaces within the utility area with large double cupboard, tiled floor, recessed ceiling lights, part UPVC double glazed door, part obscure UPVC double glazed door Garden and door to Toilet with white WC, corner basin, tiled walls and extractor.

On the 1st Floor, there is a Landing with large built-in cupboard, obscure UPVC double glazed side fixed window, loft access (with ladder) and doors to 3 Double Bedrooms and Bathroom.

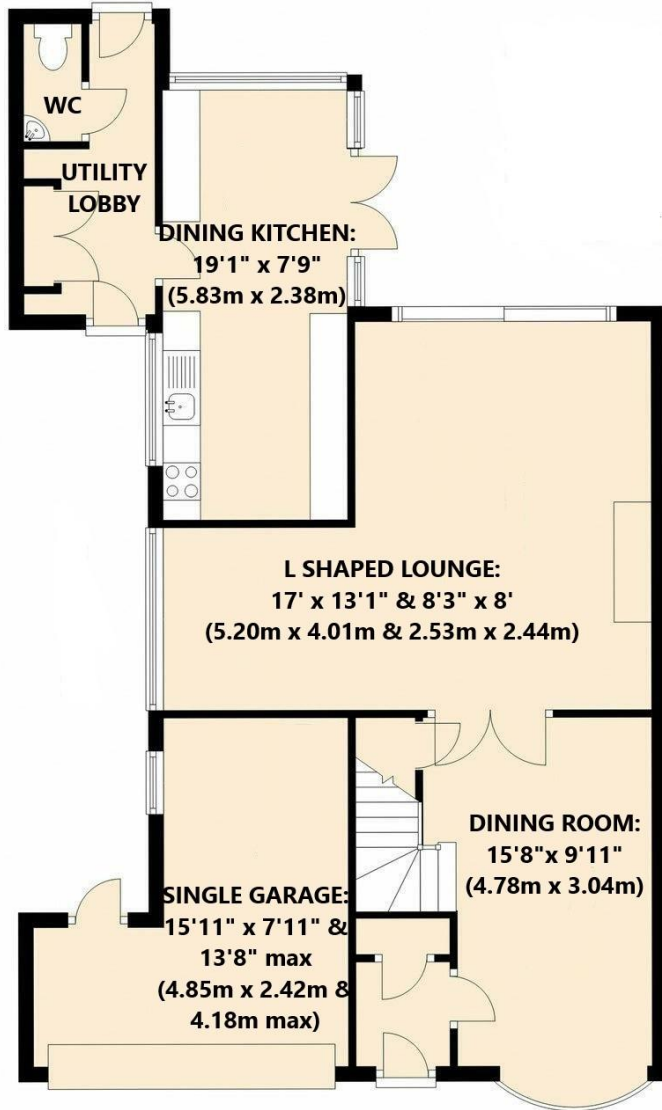
Bedroom 1 has a range of wardrobes, single wardrobe and bedside drawers/shelving either side of bed area with bridging overhead cupboards, matching 10 drawer unit, matching dressing table with drawers and 2 rear UPVC double glazed windows.

Bedroom 2 has a UPVC double glazed window, a range of wardrobes and two matching bedside drawers and an Airing Cupboard housing the Megaflo hot water storage tank.

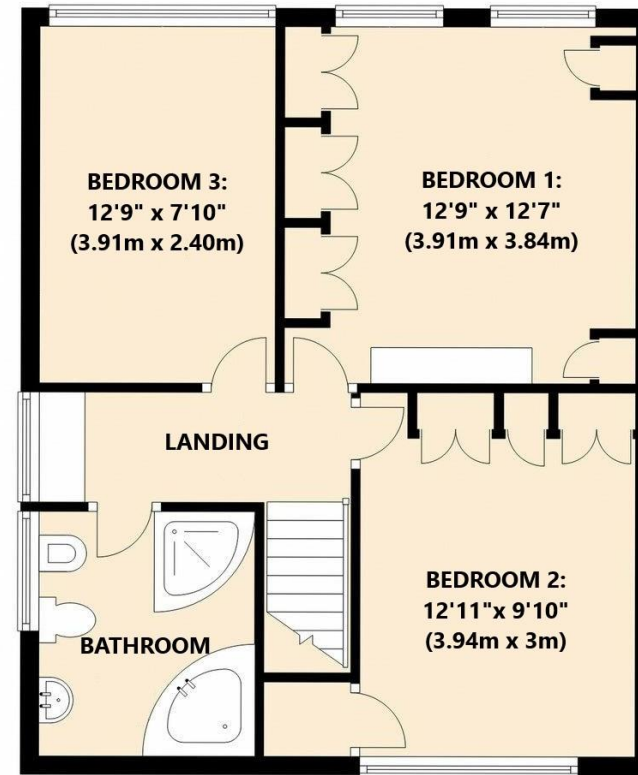




FLOOR PLANS



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





Bedroom 3 has a UPVC double glazed window, recessed ceiling lights and a range of Beach style base cupboards/drawers, corner desk and display cupboard.

There is a good size Bathroom having a white suite with corner bath, semi recessed basin with vanity cupboards below, bidet, corner shower cubicle with curved screen doors and Mira shower, extractor, obscure UPVC double glazed side window, tiled floor and tiled walls.

There is a single Garage, wider to the front with electric shutter door, UPVC double glazed side window and gas central heating boiler.

The Rear Garden enjoys a south-west facing aspect and has a paved patio, small lawn area, low wall to raised planting beds, paved pathway and wall to left and rear borders.

Tenure: Freehold
Council Tax Band: D



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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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