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**Meon Rise**  
Pedmore, Stourbridge

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## 11 Meon Rise, Pedmore, Stourbridge DY9 0YD

Fantastic opportunity for a stylish, contemporary, new build Detached Family Home with great kerbside appeal, finished to a high standard, with 3 Double Bedrooms (1 En-Suite), being one of just 3 new Homes, now complete and ready to move into with no upward chain, enjoying a cul-de-sac location leading off Chawn Hill.

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.

The specification includes gas central heating with Worcester Bosch boiler and digital programmable control, aluminium framed double glazed windows and bi-fold doors and has a high Energy Efficient B EPC Rating. The Kitchen has a range of integrated Hotpoint appliances, there is Armitage Shanks sanitaryware and flooring throughout, including smoked charcoal woodgrain effect LVT flooring to the Ground Floor, Bathroom & En-Suite and carpets to the stairs, Landing and Bedrooms. Openreach ultrafast full fibre Broadband connection available.

Accommodation comprises: Reception Hall, Guest Cloakroom, Lounge, Dining/Family Room, Kitchen, Landing, 3 Double Bedrooms (Bedroom 1 with En-Suite) and Bathroom. There is a Block Paved Driveway to the front with EV charging point and front and rear lawned Gardens.

OVERALL, A QUALITY NEW BUILD FAMILY HOME IN A CONVENIENT AND SOUGHT AFTER LOCATION – VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Canopy Front Entrance with recessed light, feature aluminium composite insulated front door with obscure double glazed side screen, opening to the Reception Hall having LVT floor, recessed ceiling lights, stairs to 1st Floor and doors leading off.

There is a Guest Cloakroom having a white suite with WC having concealed cistern, basin with tiled splashback and vanity cupboard below, chrome ladder radiator, wall mirror, LVT floor, extractor and recessed ceiling light.

There is a through Lounge having double glazed front window with oak recess and sill, LVT floor and rear double glazed bi-fold doors to Garden.

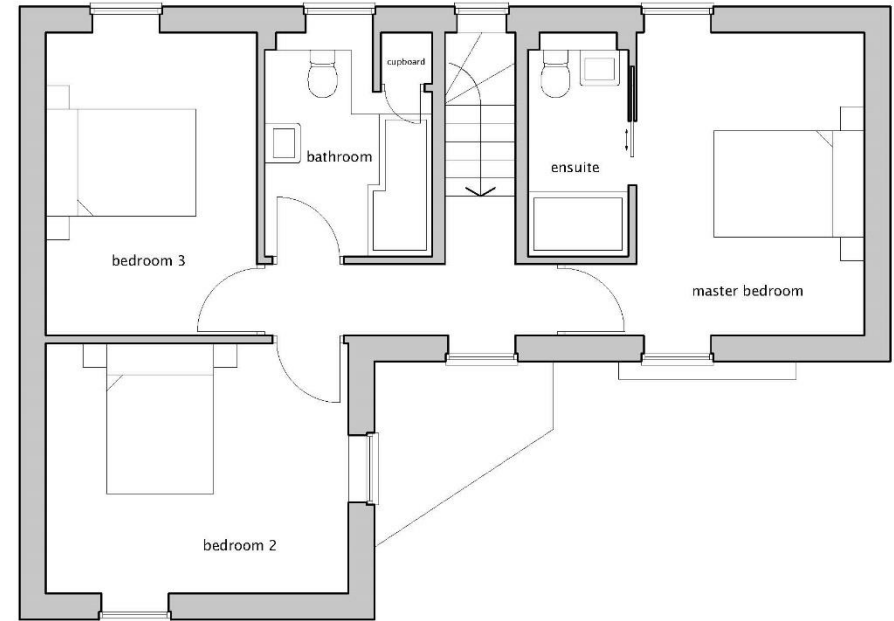
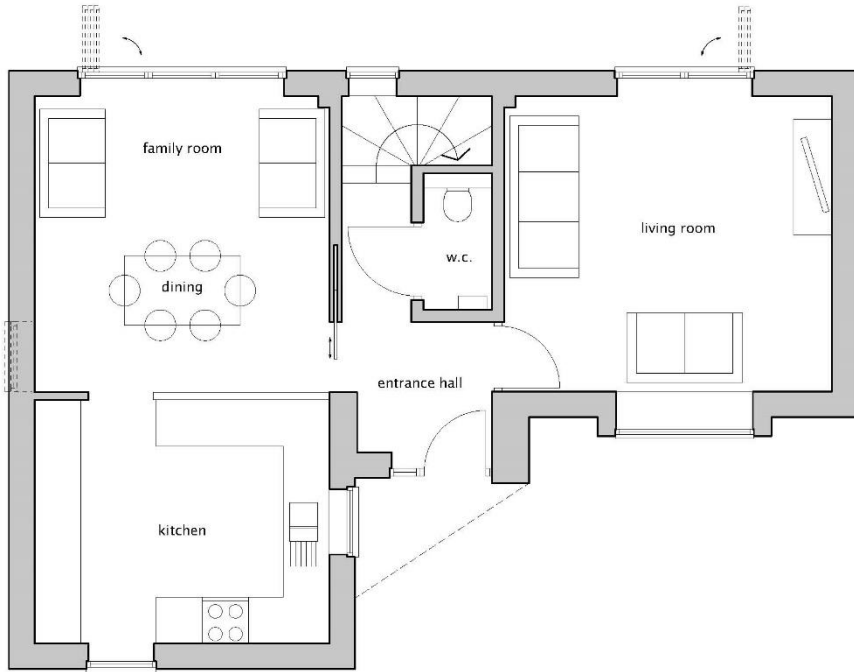
There is a Dining/Family Room, to the rear, having double glazed side window, recessed ceiling lights, rear bi-fold doors to Garden and half wall and opening to the Kitchen.

The stylish Kitchen has a range of grey & white gloss units having grey base cupboards, quartz worktops and up stands, one and a half bowl sink and mixer tap, Hotpoint ceramic hob with Hotpoint cooker hood over, integrated Hotpoint dishwasher and Hotpoint washing machine, white gloss tall cupboards (one housing the Worcester gas central heating boiler), incorporating built-in Hotpoint oven with cupboard above and below, integrated Hotpoint fridge freezer, tall double glazed window to front, side double glazed window, plinth heater and recessed ceiling lights.

On the 1st Floor there is a Landing with tall double glazed front window, loft access, recessed ceiling lights, 2 double glazed windows to stairs and doors leading off to 3 Bedrooms and Bathroom.



# FLOOR PLANS



**Reception Hall**  
**Guest Cloakroom**  
 Lounge: 13'11" x 13'3" max (4.24m x 4.04m max)  
 Dining/Family Room: 13'3" x 12'6" max (4.04m x 3.82m max)  
 Kitchen: 12'6" x 10'4" (3.82m x 3.17m)  
**Landing**  
 Bedroom 1: 12'6" x 9'9" (3.81m x 2.99m)  
 En-Suite: 8'7" x 4' (2.62m x 1.24m)  
 Bedroom 2: 12'6" x 10'5" (3.82m x 3.19m)  
 Bedroom 3: 12'5" x 8'8" (3.79m x 2.66m)  
 House Bathroom: 9'2" x 7'1" (2.81m x 2.18m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Bedroom 1 is a through room with tall double glazed front and rear window, vertical radiator and in the wall sliding pocket door to the En-suite having a white suite with tiled shower having entrance door and screen and waterfall shower over, WC, basin with vanity cupboard below, part tiled walls, shaver point, recess with wall mirror and recessed lights over, extractor, recessed ceiling lights, chrome ladder radiator and LVT floor.

Bedroom 2 is a double size room with dual aspect having double glazed tall window to front and side double glazed window.

Bedroom 3 is also a double size room, to the rear, with double glazed tall window.

The main House Bathroom has a white suite with L shaped bath having side shower screen and waterfall shower over and tiled surround, WC, basin with vanity cupboard below and tiled splashback, mirror and shaver point, chrome ladder radiator, obscure double glazed rear window, linen cupboard, recessed ceiling lights and LVT floor.

The Rear Garden has a wide paved patio, lawn, external lights, power point, tap and there is side access with gate to front.

At the front, there is a block paved Driveway, lawn, external light, tap and EV charging point.

Tenure: Freehold

Council Tax Band: New Build awaiting assessment.

Agents Note: Images showing furniture are CGI.



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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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