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Stuarts Green
Pedmore, Stourbridge

22 Stuarts Green, Pedmore, Stourbridge DY9 0XR

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This modern 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 and is further enhanced by a Rear garden with south east facing aspect.

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: Porch, Hall, Guest Cloakroom, Lounge, Rear Conservatory, Separate Dining Room, refitted Breakfast Kitchen, Utility Room, Landing, 4 Double 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 entrance door, laminate floor, timber front door with obscure timber double glazed side screen to the Reception Hall having stairs off to 1st Floor with spindle balustrade, Karndean floor, Store (below), recess with cupboard and worktop and doors leading off.

The Guest Cloakroom has a white suite with WC basin and vanity cupboard below and obscure UPVC double side window.

There is a Dining Room to the front with UPVC double glazed bow window having wide sill.

The rear Lounge is a generous size having a wide brick fireplace with tiled top and inset fire, UPVC double glazed rear window and with timber double glazed patio door opening to the Conservatory. The Conservatory has a brick base and UPVC double glazed frame with 6 top opening windows, UPVC double glazed doors to Garden, tiled floor, ceiling light with fan and power points.

The Breakfast Kitchen has been refitted with a range of white wall/base cupboards having contrasting worktops with splashbacks, one a half bowl sink with Proboil tap, Indesit double oven, Zanussi induction hob with Zanussi cooker hood over, integrated fridge, integrated dishwasher, LVT floor, wine rack, tall cupboard, larder cupboard, drawers, display cupboard, under cupboard lighting, UPVC double glazed rear window, UPVC double glazed doors to garden, table space and grey vertical radiator.

A door leads off to the Utility Room having worktop, splashback, 3 appliance spaces, double wall cupboard, chrome ladder radiator, UPVC double side window and UPVC double glazed barn door.

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





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Bedroom 1 is a generous size and has a range of wardrobes, corner base cupboards, UPVC double glazed front dormer window with dressing table below, UPVC double glazed side window and door to En-suite having a white suite with large shower enclosure having curved screen doors and Modena shower, semi recessed basin with vanity cupboards, tiled splashback, back mirror and lights over, WC with concealed cistern, obscure UPVC double glazed window and chrome ladder radiator.

Bedroom 2, 3 and 4 are all double size rooms, each with UPVC double glazed window, Bedroom 3 with 2 double wardrobes and base cupboards and Bedroom 4 with built-in wardrobes to corner.

The House Bathroom has a white suite with bath having shower off taps and folding shower screen, basin, WC, tiled walls, obscure UPVC double glazed window and airing cupboard with tank.

Outside there is a Double Garage having electric shutter door, Worcester gas central heating boiler, power points, tap and part obscure UPVC double glazed side pedestrian door.

The Rear Garden enjoys a south easterly aspect having a paved pathway, raised decked area, middle lawn, paved patio, raised vegetable beds, greenhouse and shed. There is a lean to Store to the side of the property with door on both ends, and there is a side access path on the other side of the property with gate to front. There is a rear tap and external power points.

At the front, there is a gravelled fore garden with preserved tree and block paved Driveway providing off-road parking. EV Charger.

Tenure: Freehold
Council Tax Band:

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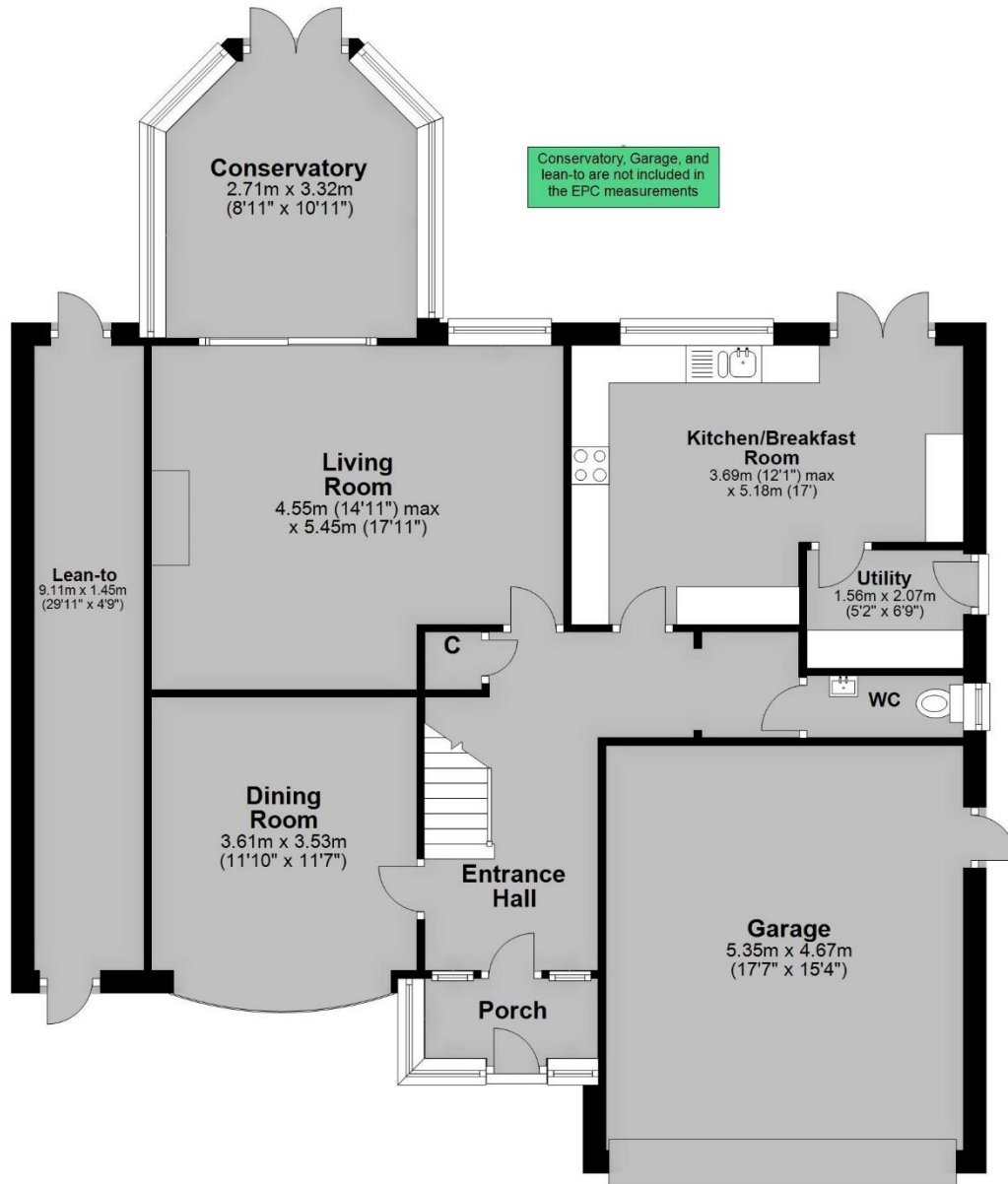




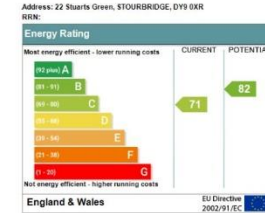
FLOOR PLANS

Ground Floor

Approx. 128.9 sq. metres (1387.9 sq. feet)

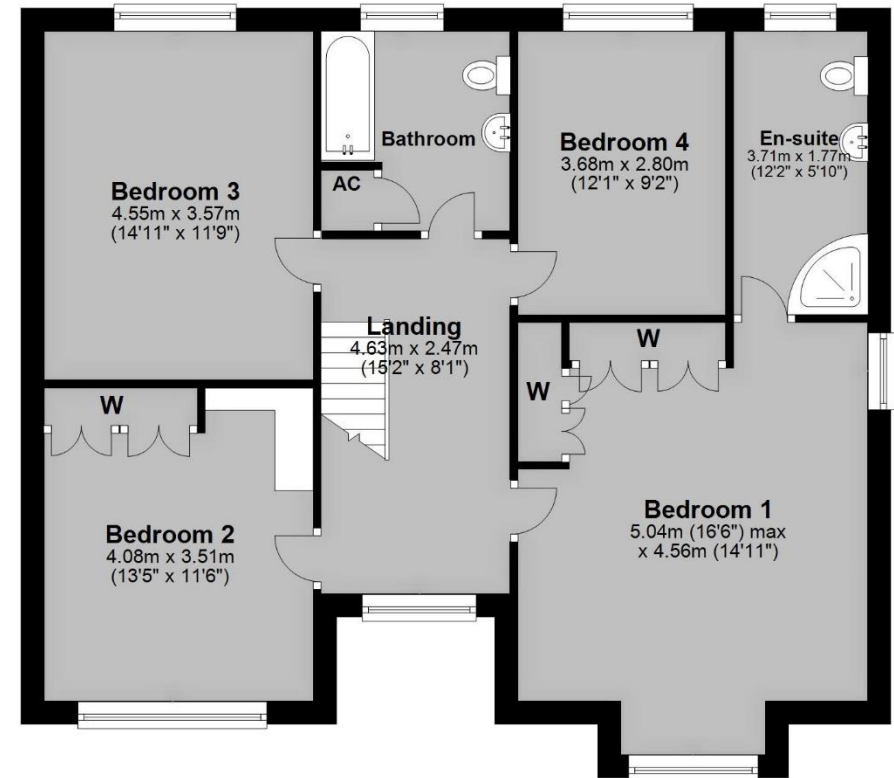


Conservatory, Garage, and lean-to are not included in the EPC measurements



First Floor

Approx. 91.9 sq. metres (989.6 sq. feet)



Total area: approx. 220.9 sq. metres (2377.5 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>



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