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**Wigorn Lane**  
Pedmore, Stourbridge

1 Wigorn Lane, Pedmore, Stourbridge DY9 0TB

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This well presented, large Executive 4 Bedroom Detached Residence with 2 Double Garages, stands well in delightful Grounds with impressive wide frontage incorporating lawned Garden and huge in and out Driveway providing excellent off road parking. Offering flexible accommodation with potential adaptability which may suit those looking for a Home with Annex capabilities for multi-generational living.

Location here is the key, with Wigorn Lane being a top address and sought after cul-de-sac location leading 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 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.

With gas central heating, a brand-new fitted alarm system, UPVC double glazing and accommodation comprising: Reception Hall, Guest Cloakroom, Through Lounge, Separate Dining Room, Snug (or Study), Breakfast Kitchen, L shaped Sitting Room, Conservatory, Rear Hall, Utility Room, Side Hall, Large Gallery Landing, large Master Bedroom with wardrobes and En-Suite Bathroom, Bedroom 2 with wardrobes and En-Suite Shower Room, 2 further Double Bedrooms (both with wardrobes) and House Bathroom. There are 2 Double Garages (one with Loft Room over).

OVERALL, A SUBSTANTIAL FAMILY HOME IN A GREAT LOCATION – AVAILABLE WITH NO ONWARD CHAIN – VIEWING HERE IS ESSENTIAL TO TRULY APPRECIATE, SIZE, LAYOUT AND POSITION.



On the Ground Floor there is a wide front Canopy Entrance with recessed lights and UPVC double glazed front door opening to the good size Reception Hall having stairs off the 1st Floor, with spindle balustrade, Store (below), separate Store (with double base cupboard and wall cupboard) and doors leading off.

The Guest Cloakroom has a Vernon Tutbury white and roses suite with WC, basin with vanity cupboard and drawers below, back mirror, radiator/towel rail and UPVC double glazed window.

There is a good size Snug (or Study) to the front with UPVC double glazed bay window having wide sill.

The excellent size Dining Room has a rear UPVC double glazed bay window with wide sill.

There is a generous size Through Lounge having a wide feature mantel fireplace with marble hearth and log burner style gas fire, UPVC double glazed bay window to front with wide sill, electric blinds, and 2 UPVC double glazed rear windows with centre UPVC double glazed doors to the rear Garden.

The Breakfast Kitchen has a range of cream shaker style wall/base cupboards, worktops, sink and mixer tap, cream/black electric AGA, tall cupboard with integrated fridge freezer, integrated Hisense dishwasher, Neff built-in oven, Electriq integrated microwave, Neff ceramic hob with Franke cooker hood over, recessed ceiling lights, UPVC double glazed rear window with electric blinds, under cupboard lights and door to Walk-in Pantry (with double base cupboard, shelving and tiled walls). A glazed door leads off to the Sitting Room.







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There is an L shaped Sitting Room having a Portland stone mantel fireplace with hearth and electric fire built-in bookshelves, side UPVC double glazed window, additional side UPVC double glazed window and door, glazed door to Rear Hall and glazed doors leading to the Conservatory. The Conservatory is UPVC double glazed which is energy saving and having UPVC double glazed door on either side and internal ceiling to the roof. The Rear Hall has a rear UPVC double glazed stable door to the Garden recessed ceiling lights, doors to 2 Garages, Utility Room and Side Hall.

The Utility Room has a range of cream shaker style wall/base cupboards, worktops, tiled splash backs, single drainer sink and mixer tap, tall cupboard, UPVC double glazed rear window and recessed ceiling lights.

The Side Hall leads off the Rear Hall and this has recessed ceiling lights and UPVC double glazed door to the front driveway.

Double Garage 1 has an electric shutter door and strip lights.

Double Garage 2 has an electric shutter door, 2 Worcester gas central heating boilers, strip lights and rear stairs to the Loft Room over having strip light and with eaves storage.

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On the 1st Floor, there is a Gallery Landing having spindle balustrade to stairs, UPVC double glazed front window and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is a generous size having a range of cream built-in wardrobes, UPVC double glazed window and with door to the En-suite Bathroom having an ivory coloured suite with bath, bidet, WC, basin with two double vanity cupboards below, separate shower cubicle with screen door, wall mirror, recessed ceiling lights, tiled walls, UPVC double glazed rear window and Airing Cupboard (with tank).





Bedroom 2 is a good size double having UPVC double glazed window, a range of built-in wardrobes having two mirrored back recesses with glass shelving and door to its own En-suite Shower Room having a white suite with large walk-in shower having side screen and sliding door with waterfall shower over, Silverdale basin with vanity cupboards below, WC, bidet, wall mirror, UPVC double glazed rear window and recessed ceiling lights.

Bedroom 3 is a through room being a large double with UPVC double glazed front and rear dormer window, 2 ranges of built-in wardrobes, recessed ceiling lights over wardrobes and loft access.

Bedroom 4 is another double bedroom with UPVC double glazed window, loft access and a range of wardrobes with built-in drawers and recessed lights over.

There is a House Bathroom having a white heritage bath, WC, bidet, Armitage Shanks basin with vanity cupboard below and tiled splash back, corner shower cubicle with curved screen door, UPVC double glazed window, wall mirror and recessed ceiling lights.

At the front there is a low brick wall together with a wide in and out part block paved/tarmac driveway, providing ample off-road parking, front lawn and border and right side lawn strip and conifers.

The Rear Garden is mature having a paved patio, a new fence along the boundary, side paved area with wall and gate to front, pathway around the Conservatory and further wide paved patio area to the other side, with side paved pathway and gate to front. There is a wide lawn with large pond and surrounding shrub borders, the lawn slopes to the rear with mature borders and trees and there is an additional side crazy paved patio area with shed. There is an external Toilet.

Tenure: Freehold

Council Tax Band: G

Agents Note: Recent planning has been refused for a Detached Dwelling on land adjoining the property.

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# FLOOR PLANS

**Ground Floor**  
Approx. 234.1 sq. metres (2519.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 D	67 D
39-54	E		
21-38	F		
1-20	G		

**First Floor**  
Approx. 150.2 sq. metres (1616.8 sq. feet)



Total area: approx. 384.3 sq. metres (4136.2 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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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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