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Ferndale Park
Pedmore, Stourbridge

28 Ferndale Park, Pedmore, Stourbridge DY9 0RB

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This extended and improved, 4 Bedroom Detached Family Home has been re-appointed to a high standard and is well presented throughout, making it ideal for those wanting a move in ready home, being well situated at this sought after address with pleasant outlook to open Green aspect at the front.

The property enjoys a prime cul-de-sac location leading off Bromwich Lane/Hagley Road being well placed for Stourbridge Town & Hagley Village which have a wealth of local amenities including schooling of good repute, shops, restaurants, train stations with direct links into Birmingham/Worcester and beyond and with excellent access to the motorway network at J3 or J4 of the M5, making it ideal for commuting.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Ground Floor Shower Room, Study, large open-plan Lounge/Dining Room with lounge area extended to the rear, refitted Breakfast Kitchen, separate fitted Utility Room, Landing, 4 Bedrooms (large Bedroom 1 with wardrobes and refitted En-Suite Shower Room) and refitted House Bathroom. There is a single Garage, good size Driveway providing off road parking and mature Rear Garden.

OVERALL, A GENEROUS SIZE, STYLISH FAMILY HOME, AT A GREAT ADDRESS - VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having Karndean floor, composite double glazed front door and obscure UPVC double glazed side screen, arched front and side UPVC double glazed fixed window, stairs to 1st Floor having spindle balustrade and Store (below), recessed ceiling lights and doors leading off.

There is a Ground Floor Shower Room having a modern white suite with corner shower cubicle having curved screen doors and Mira shower, semi recessed basin with white gloss vanity cupboards, WC with concealed cistern, tiled walls, vertical grey radiator, recessed ceiling lights, Karndean floor and with obscure round single glazed internal window to study.

The study is located to the front with UPVC double glazed window.

There is a generous size L shaped Lounge/Dining Room, being a through room having Dining Area to the front, with UPVC double glazed bow window, door to Hall, mantel fireplace with hearth and inset fire, and opening through to the rear Lounge Area having 2 rear UPVC double glazed fixed windows with centre UPVC double glazed doors to Garden and there is a door to the Reception Hall.

There is a refitted Breakfast Kitchen, being L-shaped and having a range of blue base cupboards with contrasting worktops, splashback tiling, sink and mixer tap, integrated Bosch dishwasher, 2 Neff ovens both with hide and slide door, Neff ceramic hob, tall cupboard, tall cupboard with integrated tall fridge and tall cupboard with integrated tall freezer, centre island forms breakfast bar, with cupboards below, UPVC double glazed rear window, UPVC double glazed rear doors to Garden, recessed ceiling lights, vertical grey radiator and Karndean floor.

A door leads off to the Utility Room having a range of cream gloss base cupboards, worktops, sink and mixer tap, 2 appliance spaces, part tiling, Worcester gas central heating boiler, recessed ceiling lights, part obscure UPVC double glazed side door and chrome ladder radiator.





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On the 1st Floor, there is a Landing having loft access (with ladder), recessed ceiling lights, Store and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is a generous size room to the front, having 2 UPVC double glazed windows, built-in double wardrobe over the stairs, 3 double built-in wardrobes and door to En-suite. The refitted En-suite has a white WC with concealed cistern and cupboard over, basin with wide vanity drawers below, large walk-in shower with screen and waterfall shower, part tiled walls, recessed ceiling lights, shaver point, grey ladder radiator and obscure UPVC double glazed window.

Bedroom 2 is another good size double bedroom having UPVC double glazed window, range of built-in wardrobes, matching range of drawers, dressing table and cupboard and bedside drawer units.

Bedroom 3 & 4, located to the rear, with UPVC double glazed window and Bedroom 3 having single wardrobe.

There is a refitted Bathroom having a white suite with shaped bath having shower of taps and folding shower screen, vanity basin with grey double cupboard below, WC, tiled walls, recessed ceiling lights, obscure UPVC double glazed window and chrome ladder radiator.

Outside, there is a single Garage having up and over door, obscure UPVC double glazed fixed window, strip lights and part obscure UPVC double glazed side pedestrian door. The Rear Garden has a block paved patio with block paved pathway leading to the right corner block paved patio, centre lawn with adjoining paved patio, block paved side path with gate to front and on the other side of the property there is a shed.

At the front, there is a lawn with front hedge, borders, paved pathway to the front entrance tarmac Driveway providing off-road parking.

Tenure: Freehold

Council Tax Band: F



Additional note: There are solar panels with a Lease Agreement in place for the airspace immediately above the roof of 28 Ferndale Park for 25 Years and 3 months from the 21st March 2012.

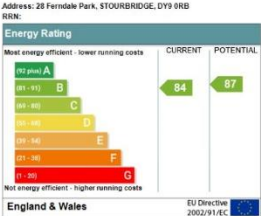
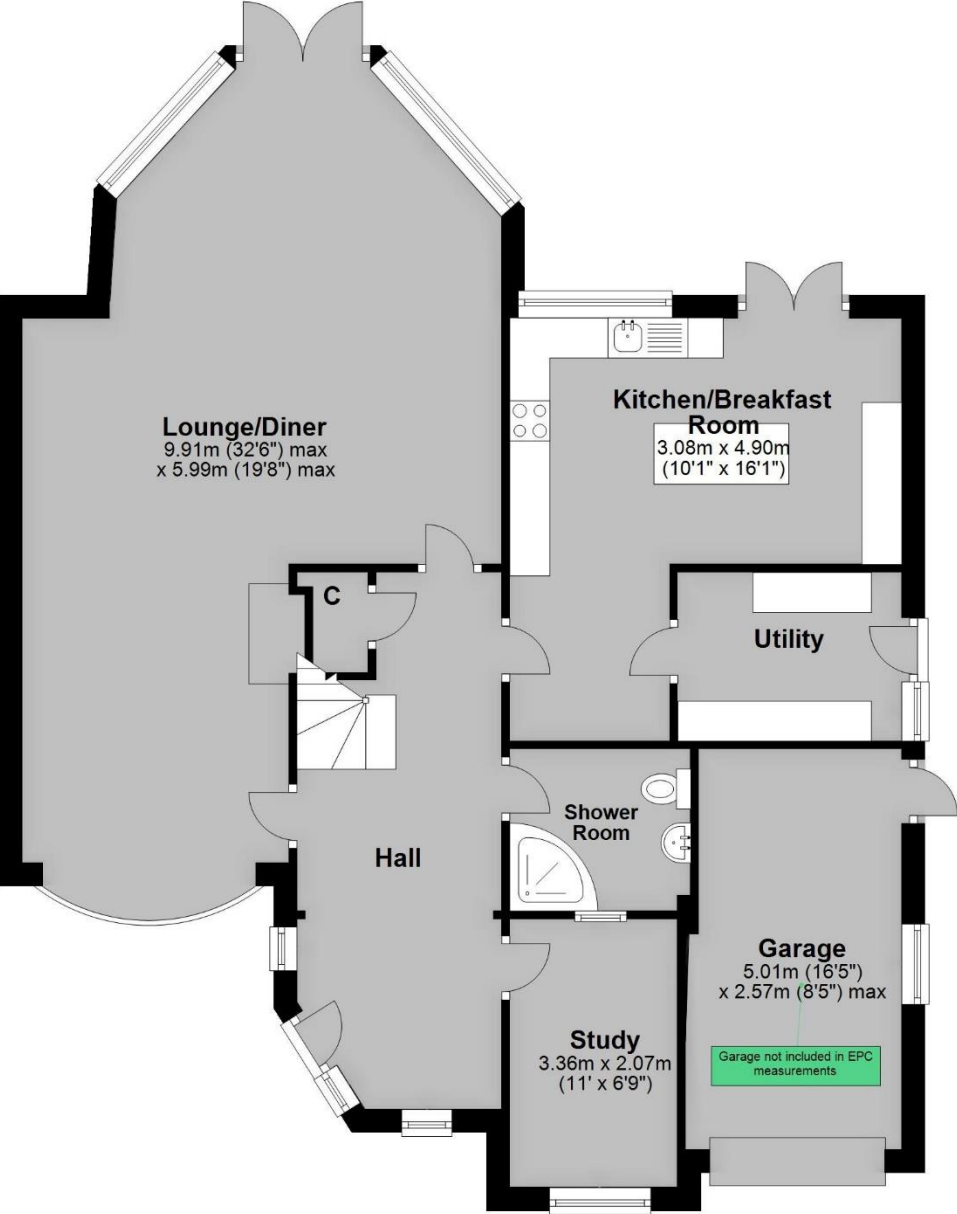




FLOOR PLANS

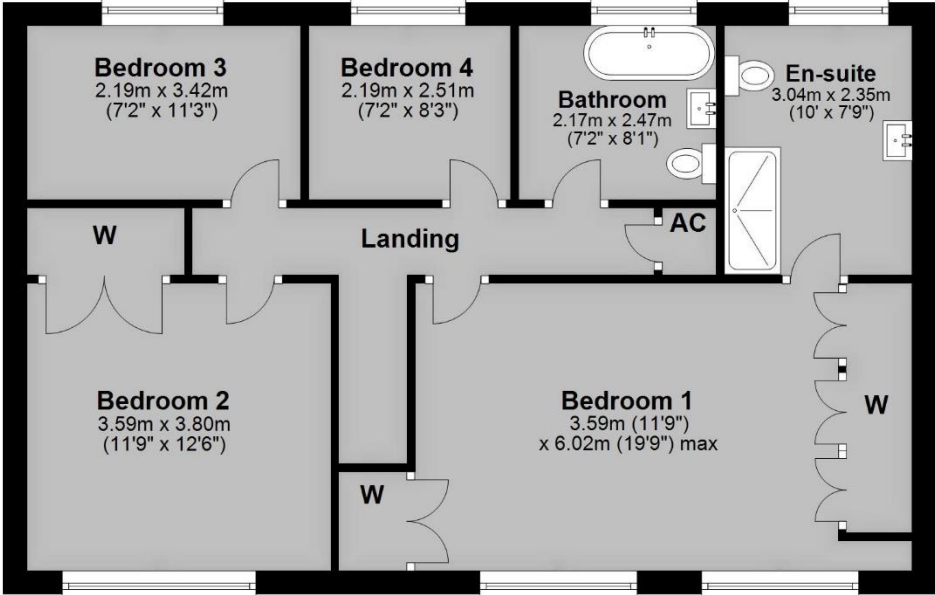
Ground Floor

Approx. 112.7 sq. metres (1212.6 sq. feet)



First Floor

Approx. 75.2 sq. metres (809.1 sq. feet)



Total area: approx. 187.8 sq. metres (2021.6 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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