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Leys Close
Pedmore, Stourbridge

6 Leys Close, Pedmore, Stourbridge DY9 0UL

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This large, 5 Bedroom Detached Family Home offers surprisingly spacious accommodation over 3 Floors set within a small exclusive, private gated development and is available with no onward chain. Internal inspection here is absolutely essential to fully appreciate its overall size, layout and great position.

Leys Close leads off Old Ham Lane, in this sought after area of Pedmore and is well placed for schools, Stourbridge Junction train station, Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network. The property itself is accessed via electric gates from the head of the cul-de-sac and sits in a shared Driveway with 3 other homes and is further enhanced by Driveway parking and Double Garage.

There is gas central heating, double glazing and briefly accommodation over 3 Floors comprising: Reception Hall, Guest Cloakroom, Lounge, Dining Room, Sitting Room, Breakfast Kitchen, Utility Room, 1st Floor Landing, 4 Bedrooms (3 with wardrobes and Bedroom 2 with En-Suite) and House Bathroom, 2nd Floor Landing, Store/Walk-in Airing Cupboard and Master Bedroom with En-Suite Bathroom.

OVERALL, THIS IS A WELL PLANNED SURPRISINGLY SPACIOUS FAMILY HOME IN A DESIRABLE LOCATION – VIEWING IS HIGHLY RECOMMENDED

On the Ground Floor, there is a Canopy Entrance with part double glazed timber front door opening to the Reception Hall having tiled floor, stairs leading off to the 1st Floor, having spindle balustrade and doors leading off. The Guest Cloakroom has a white suite with WC, basin and tiled splashback, tiled floor, chrome ladder radiator and extractor.

The Lounge has a front facing UPVC double glazed bay window, mantel fireplace with hearth and inset fire.

On the other side of the Hall, there is a separate Sitting Room with UPVC double glazed window.

A Dining Room, also leads off the Hall having UPVC double glazed doors to the rear garden.

There is a Breakfast Kitchen having a range of oak style wall and base cupboards, quartz worktops and upstands, stainless steel sink bowl and mixer tap, Rangemaster Toledo range cooker with Rangemaster cooker hood over, integrated Siemens dishwasher, integrated fridge, integrated freezer, tiled floor, UPVC double glazed window, part double glazed UPVC door to Garden and recessed ceiling lights.

A door leads off to the Utility Room having oak style wall and base cupboards, worktop, stainless steel single drainer sink and mixer tap, 2 appliance spaces, tiled floor, side UPVC double glazed window, recessed ceiling lights, extractor and radiator.



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On the 1st Floor there is a Landing having staircase to 2nd Floor with spindle balustrade, side UPVC double glazed window to stairs and doors leading off to 4 Bedrooms and Bathroom.

There is a generous size Guest Bedroom to the front with UPVC double glazed window and having 2 double built-in Maple style wardrobes and door to its own En-suite having a white suite with shower cubicle having screen and entrance door and tiled shower area, basin and tiled splashback, WC, tiled floor, obscure UPVC double glazed window, shaver point, extractor, recessed ceiling lights and chrome ladder radiator.

Bedrooms 3, 4 and 5 are also a good size, each with UPVC double glazed window and Bedroom 3 & 4 each having 2 double built-in Maple style wardrobes.

There is a House Bathroom having a white suite including bath with shower over and side shower screen, WC, basin, tiled walls, tiled floor, chrome ladder radiator, recessed ceiling lights, extractor and obscure UPVC double glazed rear window.

On the 2nd Floor there is a Landing having spindle balustrade to stairs, UPVC double glazed side window to stairs and doors leading off. There is a walk-in Store/Airing Cupboard with Santon Premier plus vented hot water storage tank and having a sloping roof.

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The Master Bedroom is a generous size having 2 front and 2 rear Velux double glazed roof windows, and door to its own En-suite having a white suite with p shaped bath having shower over, side screen and tiled surround, WC, basin with splashback, tiled floor, obscure UPVC double glazed side window, extractor, recessed ceiling lights, and chrome ladder radiator.

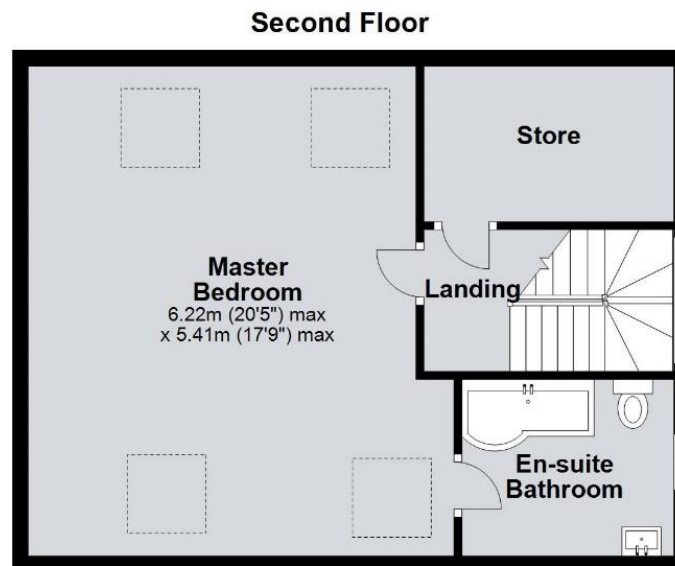
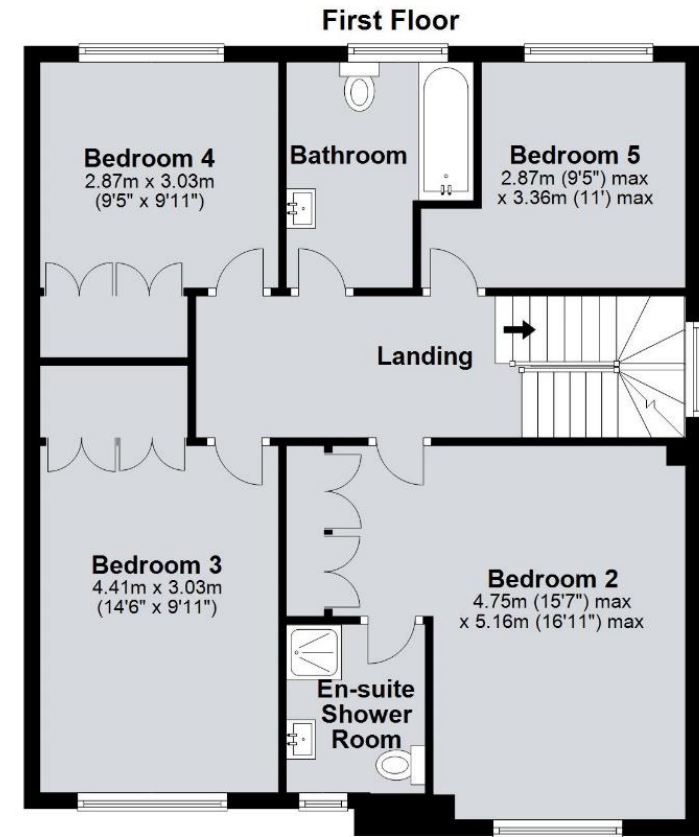
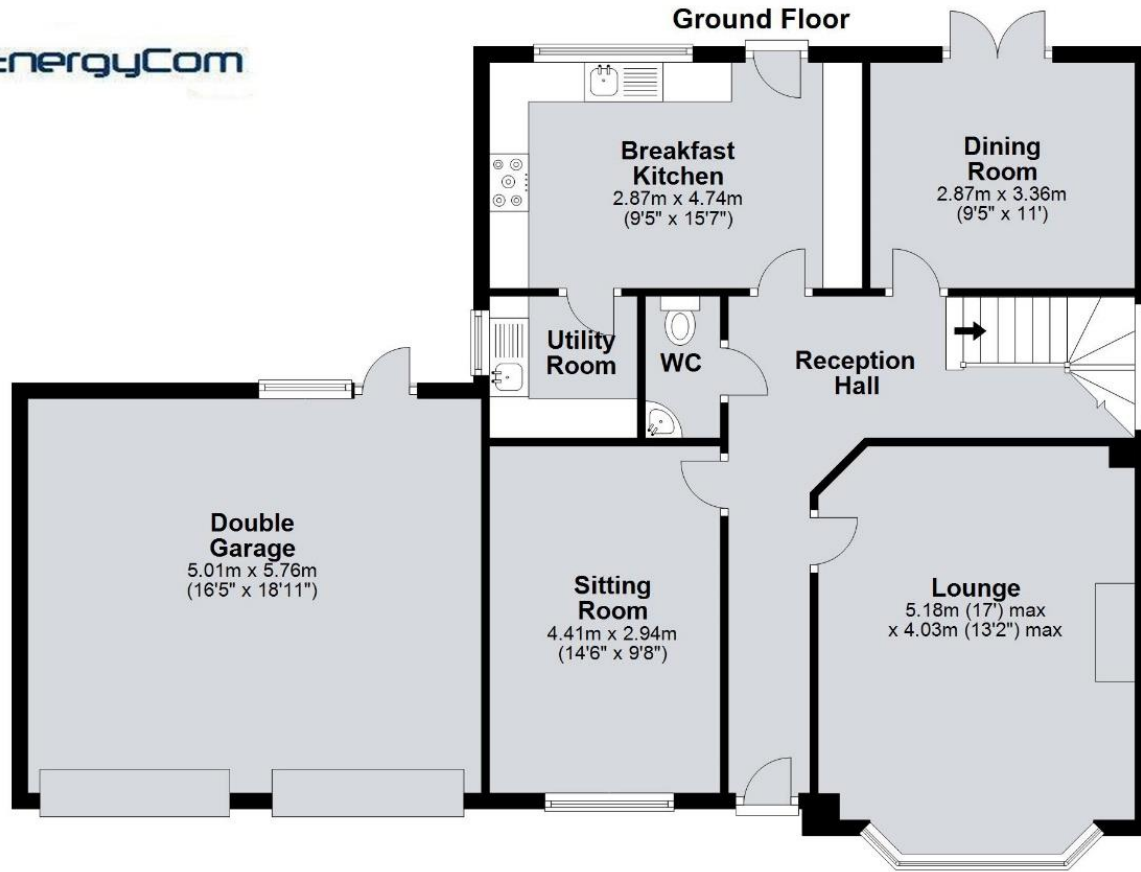
Outside there is a Double Garage having 2 electric up and over doors, obscure UPVC double glazed rear window, part obscure UPVC double glazed rear door to Garden and Baxi gas central heating boiler.

The Rear Garden has a paved patio, with side path and gate to front, lawn with shrub borders, rear conifers, rear tap, and external lights.

At the front there is a lawn with tree and pathway leading to the front Canopy Entrance together with a tarmac Driveway leading to the Double Garage.

Tenure: Freehold
Council Tax Band: G





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 77sq m, 828sq ft
 Garage: 30sq m, 323sq ft
 First Floor: 77sq m, 828sq ft
 Second Floor: 51sq m, 549sq ft



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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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