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**Hagley Road**  
Pedmore, Stourbridge

240c Hagley Road, Pedmore, Stourbridge DY8 2JS

This modern, 5 Double Bedroom (2 En-Suite) Detached Family Home was originally built by Hadlington Brothers, set in a small private road off Hagley Road, having off road Driveway parking and Double Garage.

As well as size, one of the stand out benefits of the property is its fantastic location with its position being ideal for commuters with ease of access to the surrounding road network with excellent links to the M5 Motorway and beyond. The property is also well placed for Stourbridge Golf Club, ideal for walkers being just minutes from countryside and of course the all-important local amenities including excellent schools, Oldswinford shops, Stourbridge Town and train station with services to Birmingham/Worcester and beyond.

Briefly the accommodation comprises: Recessed Entrance, Reception Hall, Guest Cloakroom, Lounge, Dining Room, combined Kitchen with Dining/Living Space, Utility Room, Landing, Bedroom 1 & 2 with En-Suite and built-in wardrobes, 3 further Double Bedrooms (all with built-in wardrobe) and House Bathroom.

OVERALL, A LARGE FAMILY HOME, WELL PRESENTED THROUGHOUT – AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Recessed Entrance with tiled floor and obscure double glazed side screens to the front door opening to the Through Reception Hall having stairs off to 1<sup>st</sup> Floor with spindle balustrade, Store and Guest Cloakroom with white suite including wc, basin and tiled splash back, extractor and rear window.

There is a Lounge having a marble style mantel fireplace with hearth and inset electric fire, front window and with double doors opening to the separate Dining Room having rear UPVC double glazed doors to Garden and door to Hall.

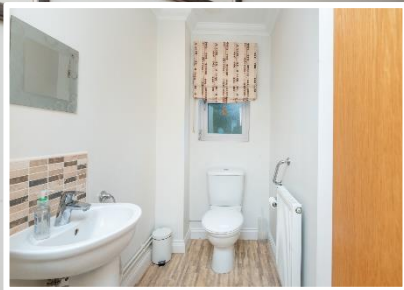
The Breakfast Kitchen combines Dining and Living space being L shaped with rear Sitting Area having side windows and rear UPVC double glazed double doors to Garden. There is ample table space and the Kitchen has a range of gloss woodgrain style wall/base cupboards with granite worktops, tiled splash backs, sink and mixer tap, Bosch built-in oven, Bosch microwave, Bosch 5 burner gas hob with Bosch cooker hood over, integrated Sharp dishwasher, 2 tall cupboards with pull out larder shelving, integrated Bosch fridge freezer, rear window, recessed ceiling lights, under cupboard lights to part and tiled floor. A door leads off to the Utility Room with granite worktop, sink and mixer tap and tiled splash back, base cupboard, 2 appliance spaces, tall cupboard, tiled floor, extractor and part double glazed UPVC side door.

On the 1<sup>st</sup> Floor there is a good size Landing with spindle balustrade to stairs, loft access, Airing Cupboard with Tornado hot water storage tank and doors to 5 Bedrooms & Bathroom.

Bedroom 1 is located to the rear with 2 double built-in wardrobes and En-Suite having a white suite with large tiled shower cubicle having sliding screen door, wc, semi recessed basin with vanity cupboard below, shaver point, rear window, extractor and recessed ceiling lights.

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Bedroom 2 has a double and single built-in wardrobe, front window and En-Suite with wet room shower having tiled floor, drainage point and shower screen, white wc, basin, part tiled walls, Xpelair, window and recessed ceiling lights.

There are 3 further double Bedrooms each with built-in double wardrobe.

The House Bathroom has a white suite with bath, wc, semi recessed basin with vanity cupboard below, part tiled walls, rear window, shaver point, extractor, chrome ladder radiator and recessed ceiling lights.

Outside there is a Double Garage having electric up and over doors, part double glazed UPVC side pedestrian door and Worcester gas central heating boiler. There is a block paved Driveway to the front and lawned fore garden and the Rear garden enjoys a south westerly aspect with wide paved patio, side path with gate to front, additional side space on the other side with shed, wide lawn and borders.

Wendon Grove Property Management Company Limited is in place for the Management of the Private Road. Each Home on the Road has one Director and currently there is a payment of £35 per annum to cover insurance.

Tenure: Freehold  
Council Tax Band: G

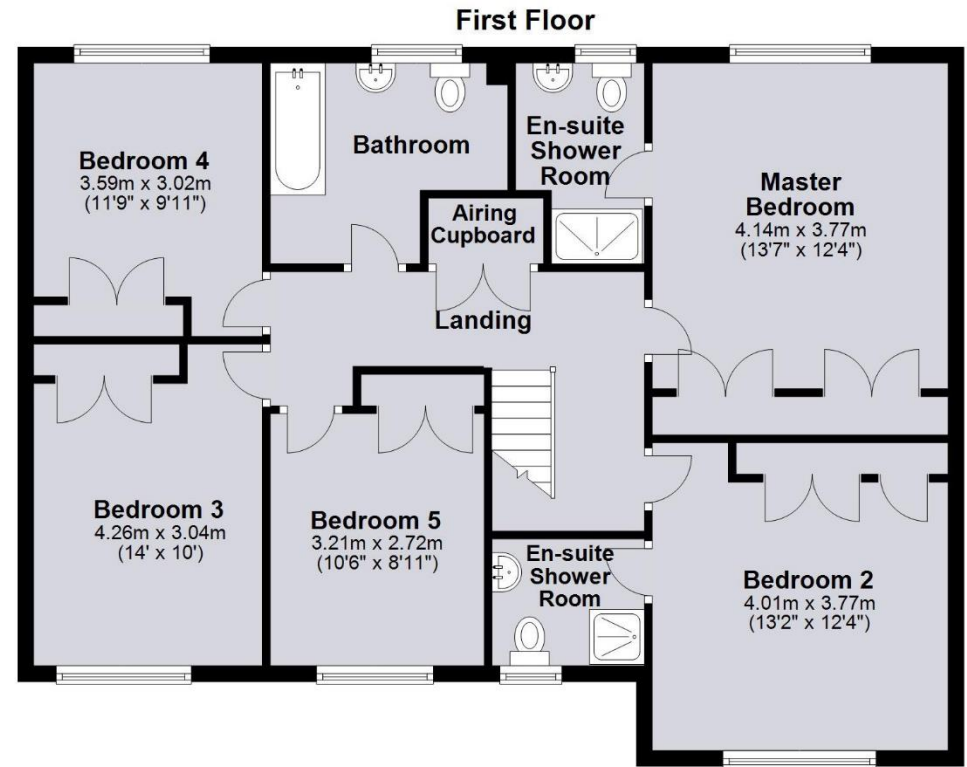
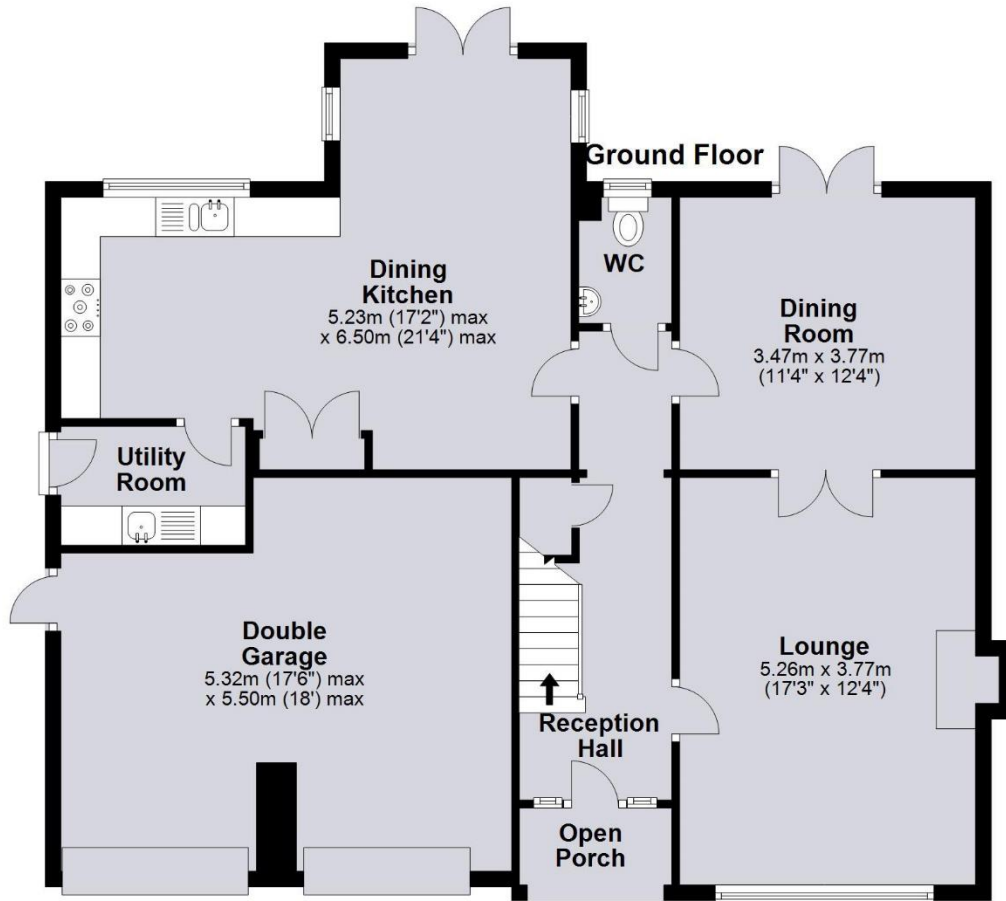
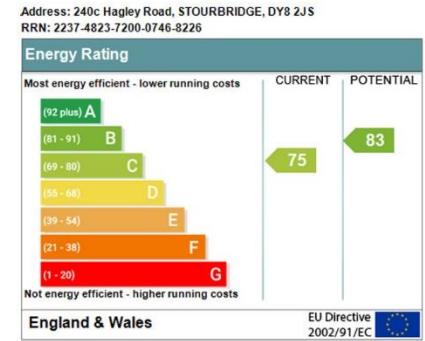
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Approximate Gross Internal Floor Area:  
 Ground Floor (exc. Garage): 78sq m, 839sq ft  
 Garage: 28sq m, 301sq ft  
 First Floor: 93sq m, 1001sq ft





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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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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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