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**Ferndale Park**  
Pedmore, Stourbridge

## 48 Ferndale Park, Pedmore, Stourbridge DY9 0RB

This improved/updated, 4 Bedroom Detached Family home has been extended to the rear, at Ground Floor, making it much larger than first impressions and is well worth viewing to fully appreciate.

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 (to majority), double glazing and comprising: Porch, Reception Hall, Guest Cloakroom, Through Lounge, refitted Kitchen with Sitting/tv Area and defined Dining Area Extension to rear, good size Study (or flexible use), Utility Room, Landing, 4 Bedrooms (all with wardrobes - Bedroom 1 with refitted En-Suite Shower Room) and refitted House Shower Room. There is a single Garage, good size Driveway providing off road parking and mature Rear Garden with south facing aspect.

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

On the Ground Floor, there is a Porch Entrance with composite double glazed door and side screens, tiled floor, door and single glazed screen to Reception Hall having stairs off to 1st Floor with glass and timber balustrade, Karndean floor and doors leading off.

There is a Guest Cloakroom with white WC, basin, single glazed internal window to Porch and Karndean floor.

The Lounge is a through room having a mantel fireplace with hearth and inset log burner, Karndean floor, double glazed front window and double glazed rear bi-fold doors to Garden.

There is a Utility Room leading off the Hall having a Belfast sink, 2 grey gloss base cupboards, appliance space, tiled floor, grey ladder radiator, double glazed side window and double glazed side door, door to Garage and doorway to Store having tiled floor and Worcester gas central heating boiler.

There is a refitted kitchen with defined Sitting/tv Area and Dining Area extension to rear. The Kitchen has a range of grey wall, base cupboards and drawer units, worktops, Rangemaster range cooker with Rangemaster cooker hood over, tall cupboard housing the integrated fridge freezer, island worktop forms breakfast bar and has an inset one and a half bowl sink with mixer tap and base cupboards, integrated AEG dishwasher, vertical grey radiator, recessed ceiling lights, Karndean floor and being L-shaped to the Sitting/tv Area. The Kitchen has been extended to the rear and opens to a defined Dining Area having vaulted ceiling with 2 Velux double glazed roof windows, recessed ceiling lights, rear double glazed bi-fold doors, Daikin air-conditioning unit and door to Study.

The Study is a good size with flexible use, having double glazed rear window, double glazed side door to Garden, electric radiator and Karndean floor.

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On the 1st Floor, there is a Landing having loft access, Store and doors to 4 Bedrooms and Shower Room.

Bedroom 1 has an entrance area and a range of wardrobes with 2 bedside cupboards and bridging top cupboards, corner cupboard, rear double glazed window and with door to refitted En-suite having a white suite with corner shower cubicle having screen door, WC, basin with vanity cupboard below, double glazed window and shaver point.

Bedroom 2 is an L shaped room having 2 double glazed windows and double built-in wardrobe with top cupboard.

Bedroom 3 has a range of Beech style wardrobes and double glazed window.

Bedroom 4 is also a good size room with 2 double built-in wardrobes, matching built-in drawers and shelving, double glazed rear window with plantation shutters and electric wall heater.

There is a refitted Shower Room having step to walk in shower with screen and sliding door, together with shower boarding and waterfall shower, WC, basin, wall tiling, chrome ladder radiator and double glazed window.

There is a single Garage having up and over door and strip lighting.

Outside, there is a good size paved side area with shed, wrought iron gate to front, tap and opening round to the Rear Garden having a south facing aspect with raised paved patio, paved link way to further raised paved patio, lawn with shrub borders, additional shed on the other side of the property, external power points and lights.

At the front, there is a block paved Driveway providing excellent off-road parking.

Tenure: Freehold

Council Tax Band: F

Garden Photos are Summer pictures

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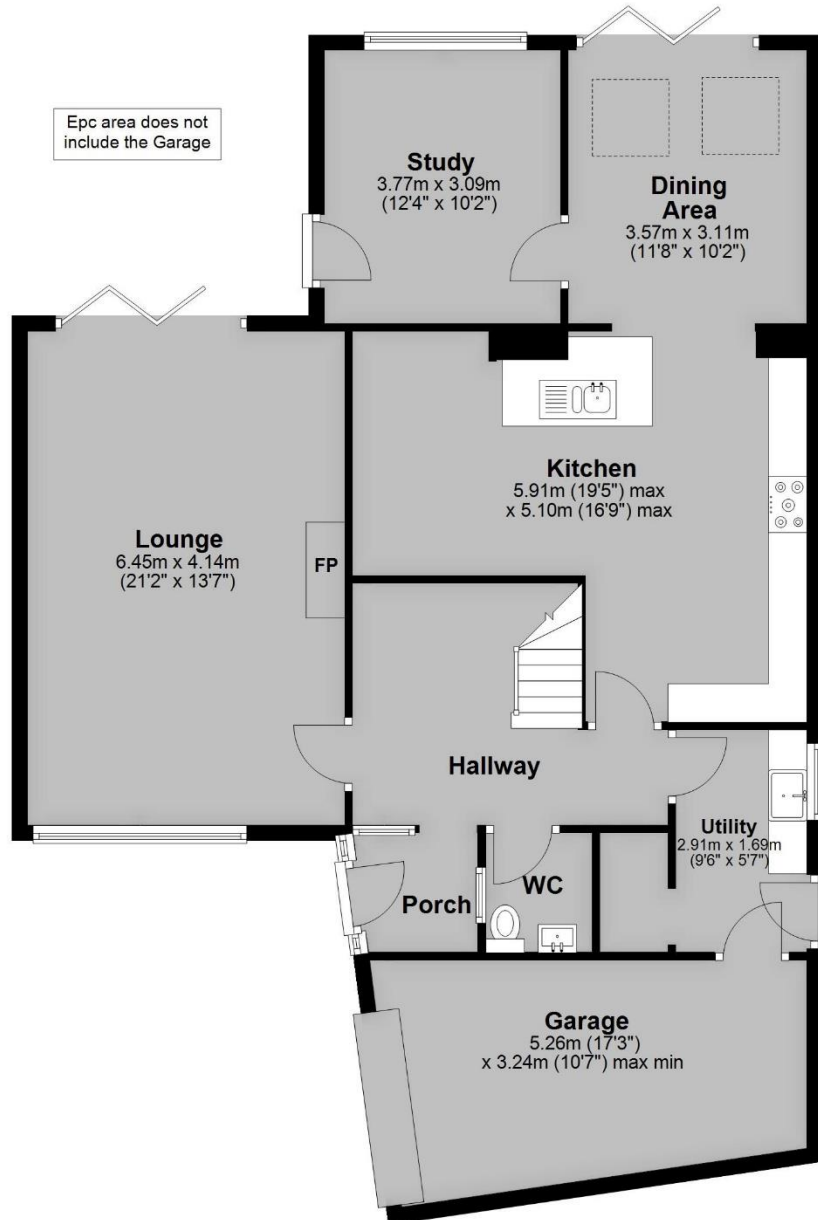




# FLOOR PLANS

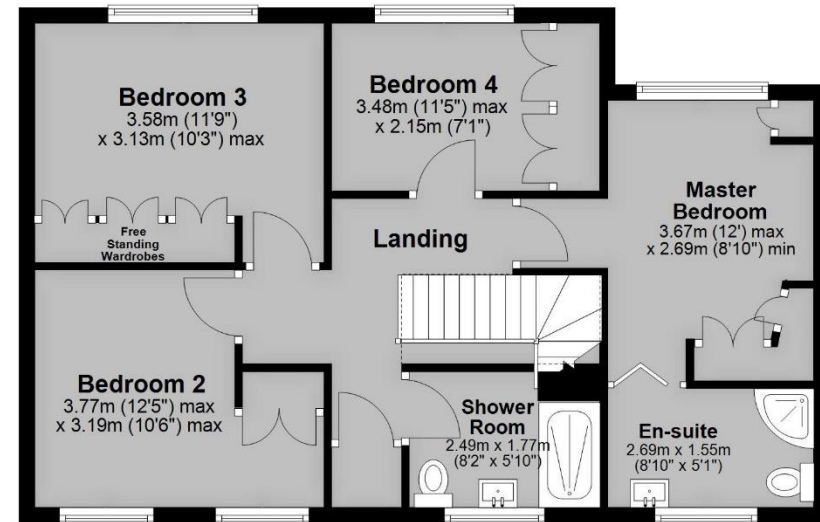
## Ground Floor

Approx. 115.2 sq. metres (1240.1 sq. feet)

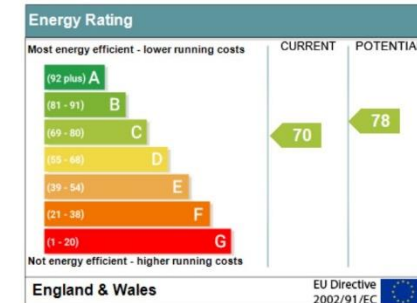


## First Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



Address: 48 Ferndale Park, STOURBRIDGE, DY9 0RB  
RRN:



Total area: approx. 174.5 sq. metres (1877.8 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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