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Hagley Road
Pedmore, Stourbridge

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353a Hagley Road, Pedmore DY9 0RF

This 4 Bedroom Detached Family Home is surprisingly spacious and is well worth internal inspection to fully appreciate its overall size, convenient position and mature Rear Garden.

The property enjoys an excellent position, set in a private road, back from Hagley Road and is well placed for Stourbridge Town & Hagley Village which have a wealth of local amenities including schools 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 (except Garage) and accommodation comprising: Reception Hall, Guest Cloakroom, Lounge, Rear Conservatory, separate Dining Room, Kitchen, Side Utility/Passage, Landing, 4 Bedrooms (all with wardrobes and Bedroom 1 with shower cubicle off), Bathroom, separate Toilet, Garage and Carport.

OVERALL, A PROPERTY READY TO PERSONALISE, AT THIS SOUGHT AFTER PEDMORE ADDRESS. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having part obscure UPVC double glazed door and side screens, laminate floor, stairs to 1st Floor, glazed door and screen to Lounge, door to Dining Room and door to Guest Cloakroom.



The Guest Cloakroom has a wild sage coloured suite with WC, basin, tiled floor, part wall tiling and obscure UPVC double glazed side window.

There is a generous size Lounge having a marble style mantel fireplace with hearth and inset fire, laminate floor, coving, 2 wall alcoves, door to Kitchen and UPVC double glazed doors/screens to Conservatory.

The rear Conservatory is UPVC double glazed with top opening windows, brick base, tiled floor, radiator and UPVC double glazed doors to Garden.

The Kitchen has a range of medium oak style wall and base cupboards, worktops, sink with mixer tap, range cooker with integrated cooker hood over, integrated dishwasher, tall housing with integrated fridge freezer, tiled floor, small breakfast bar, Pantry (with radiator), UPVC double glazed rear window and door to Dining Room. A part double glazed UPVC door opens to the side Utility/Passage having tiled floor, UPVC front door, sink and double base cupboard, double wall cupboard, skylight and part obscure UPVC double glazed rear door.

There is a Dining Room to the front having UPVC double glazed window and laminate floor.

On the 1st Floor, there is a Landing having loft access (with ladder), Cupboard (housing the Worcester gas central heating boiler) and doors to 4 Bedrooms, Bathroom and Toilet.

Bedroom 1 has a range of built-in wardrobes, bedside drawer units with shelving over and bridging top cupboards, further single wardrobe, UPVC double glazed window and laminate floor. A door opens to the Shower having tiled walls and shower cubicle with electric shower.



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Bedroom 2 has a UPVC double glazed front window, fitted wardrobe with mirror doors and there is additional shelving, drawers and cupboard.

Bedroom 3 has a built-in double wardrobe with top cupboard, dressing table with drawers, bedside drawers and UPVC double glazed window.

Bedroom 4 has a rear UPVC double glazed window, double wardrobe with top cupboards, dressing table with drawers and laminate floor.

There is a Bathroom having a white bath with electric shower over and side shower screen, vanity basin with cupboards, tiled walls, tiled floor and obscure UPVC double glazed rear window. There is a separate Toilet with white WC, obscure UPVC double glazed window and tiled floor.

There is a single Garage with up and over door, side UPVC pedestrian door and with side obscure single glazed timber window. There is also a Carport.

The Rear Garden provides a mature backdrop, having a paved patio with low wall, two steps to a good sized lawn with borders, side path and gate to front and there is a large workshop/shed with strip lights and power and further small shed.

At the front there is a lawn and gravel driveway providing off-road parking.

Tenure: Freehold

Council Tax Band: F

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FLOOR PLANS

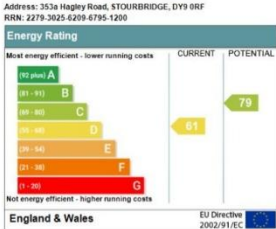
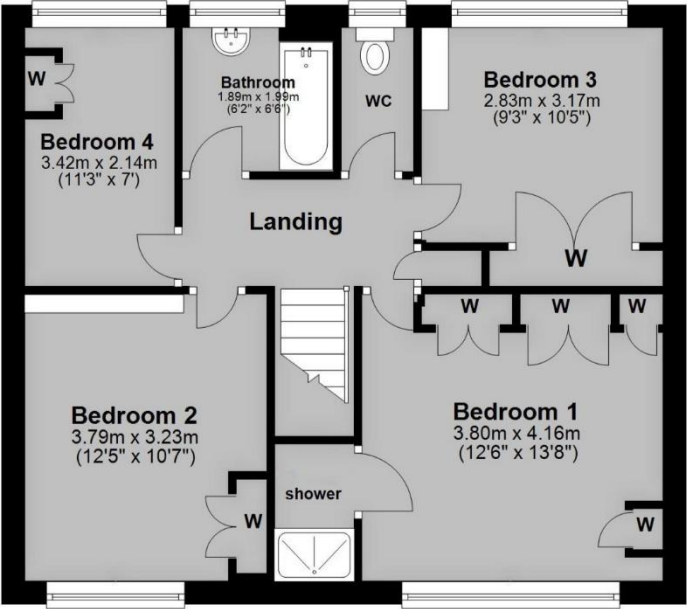
Ground Floor

Approx. 135.9 sq. metres (1462.7 sq. feet)



First Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



Total area: approx. 198.7 sq. metres (2138.6 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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