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**Stuarts Green**  
Pedmore, Stourbridge

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## 29 Stuarts Green, Pedmore DY9 0XR

This modern Detached Family Home has 4 Double Bedrooms and enjoys a shared Driveway position approached from the end of the cul-de-sac, with generous block paved Driveway providing excellent off road parking leading to the Double Garage.

Stuarts Green is a highly sought after Pedmore address located off Redlake Drive on the rural fringe, yet close to excellent local amenities, with Hagley Village just minutes away, as well as Oldswinford & Stourbridge Town. Commuting is well catered for with Train Stations at both Hagley & Stourbridge providing links to Birmingham/Worcester and beyond and there is easy access to J3 & J4 of the M5 Motorway. Local Leisure amenities are also well catered for with Stourbridge Golf Club and Stourbridge Tennis Club and there are delightful countryside walks close by. Local Schools are also in high demand.

With gas central heating, UPVC double glazed windows and comprising: Reception Hall, Guest Cloakroom, Lounge, Separate Dining Room, Breakfast Kitchen, Utility Room, Landing, 4 Double Bedrooms (Bedroom 1 with En-Suite) and House Bathroom.

OVERALL, A GREAT OPPORTUNITY FOR A FAMILY HOME AT THIS HIGHLY DESIRABLE ADDRESS – VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Reception Hall having timber front door with obscure timber double glazed side screens, stairs off to 1st Floor, Cloaks Store and doors leading off.

There is a Guest Cloakroom with white WC, basin and tiled splash back and obscure UPVC double glazed side window.

The separate Dining Room is located to the front with UPVC double glazed window.

There is a good size rear Lounge having a mantel fireplace with hearth and electric fire, UPVC double glazed rear window and timber double glazed patio door to garden.

The Breakfast Kitchen has a range of beach style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, Zanussi built-in double oven gas hob with Bosch cooker hood over, table space, strip light, UPVC double glazed rear window and 2 appliance spaces. A door leads off to the Utility Room with UPVC double glazed rear window, double wall cupboard and part obscure UPVC double glazed external door.



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On the 1st Floor, there is a Gallery Landing having spindle balustrade to stairs, UPVC double glazed window, Airing Cupboard (with tank), loft access (with ladder) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is a double size room having UPVC double glazed window and door to En-suite having a modern white suite with shower cubicle having curved screen doors and Mira shower, semi recessed basin with vanity cupboard below, WC, part wall tiling, shaver point, chrome ladder radiator and obscure UPVC double glazed rear window

There are 3 further Double Bedrooms each with UPVC double glazed window, Bedroom 2 having 3 double wardrobes to one wall and Bedroom 3 with eaves Store.

The House Bathroom has an ivory coloured suite with bath having tiled surround, Triton shower over and side shower screen, WC, basin, part tiled walls, obscure UPVC double glazed side window and shaver point with light

There is a Double Garage with up and over door, Worcester gas central heating boiler and part obscure single glazed timber door to rear. The Rear Garden is West facing having a wide paved patio side path and gate to front, shaped lawn and borders.

At the front, there is a good size block paved Driveway providing off-road parking, small lawn having shrub border and tree.

Tenure: Freehold  
Council Tax Band: G

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<b>Reception Hall</b>	<b>Gallery Landing</b>
<b>Guest Cloakroom</b>	<b>Bedroom 1: 14'4" x 11'9" (4.39m x 3.59m)</b>
<b>Dining Room: 12'5" x 11'9" (3.80m x 3.60m)</b>	<b>En-Suite: 8'11" x 6'3" (2.74m x 1.91m)</b>
<b>Lounge: 18'2" x 14'8" into patio (5.54m x 4.47m)</b>	<b>Bedroom 2: 11'8" incl ward. X 9'11" (3.57m x 3.04m)</b>
<b>Breakfast Kitchen: 13'11" x 11'4" (4.25m x 3.46m)</b>	<b>Bedroom 3: 13'8" max x 10'5" (4.18m x 3.18m)</b>
<b>Utility: 7'9" x 4'11" (2.36m x 1.521m)</b>	<b>Bedroom 4: 11'4" x 9'1" (3.45m x 2.77m)</b>
<b>Double Garage: 17'3" x 15'7" (5.27m x 4.76m)</b>	<b>Bathroom: 8'3" x 8'1" (2.53m x 2.48m)</b>



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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>



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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