



**RICS**

the mark of  
property  
professionalism  
worldwide

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**Ironbridge Walk**  
Pedmore, Stourbridge



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

## 7 Ironbridge Walk, Pedmore, Stourbridge DY9 0SF

This modern Detached Family Home offers well planned, generous size accommodation with 4 Double Bedrooms, enjoying a great cul-de-sac position with good size block paved Driveway to front and Double Garage and is further enhanced by a Rear garden with west facing aspect.

Ironbridge Walk 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 glazing 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 READY TO PERSONALISE AND MAKE YOUR OWN - AT THIS HIGHLY DESIRABLE ADDRESS. VIEWING IS ESSENTIAL TO APPRECIATE ITS SIZE, LAYOUT AND POTENTIAL.



On the Ground Floor, there is a Reception Hall with part double glazed timber front door and obscure timber double glazed side screens, Karndean floor, stairs to 1st Floor with spindle balustrade and doors leading off.

The Guest Cloakroom has a soft cream coloured suite with WC, basin having vanity cupboard below, tiled splash back, Karndean floor and obscure UPVC double glazed side window.



The rear Lounge has a brick fireplace having tiled hearth, inset gas fire, wooden mantel, side display and TV shelf, UPVC double glazed rear window and timber double glazed patio door to Garden.

There is a separate Dining Room, to the front, with UPVC double glazed window.

The Breakfast Kitchen has a range of cherry wood style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, Bosch built-in double oven, Bosch 4 ring gas hob with integrated cooker hood over, integrated fridge, Bosch semi integrated dishwasher, table space, 2 rear UPVC double glazed windows and Karndean floor. A door gives access to the Utility Room having worktop with 2 appliance spaces below, sink and mixer tap with base cupboard below, wall cupboards, obscure UPVC double glazed side window and part obscure UPVC double glazed side door.

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





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.



We don't sell houses  
we sell **homes.**







**RICS**

the mark of  
property  
professionalism  
worldwide

Bedroom 1 is a generous size room having 4 double built-in wardrobes to one wall, headboard and bedside drawer units, matching dressing table and drawers and UPVC double glazed window. A door gives access to the En-suite having an ivory coloured suite with tiled shower cubicle having screen door and Mira shower, bath, bidet, WC, basin, part wall tiling, obscure UPVC double glazed window, shaver point and X-pelair.

There are 3 further Double Bedrooms, each with UPVC double glazed window, Bedroom 2 with eaves Store and Bedroom 3 with freestanding wardrobe.

The House Bathroom has a soft cream coloured suite comprising bath, WC, basin, tiled shower cubicle with screen door and Mira shower, part wall tiling, obscure UPVC double glazed side window, light with shaver point and X-pelair.

There is a Double Garage having electric up and over door, Ideal gas central heating boiler, strip light and part obscure UPVC double glazed side pedestrian door.

The Rear Garden is west facing having a wide paved patio, gravel area with pond and rockery, shaped lawn with borders, shed, rear tap and with side path and gate to front.

At the front there is a low wall, lawn with borders and rockery and block paved Driveway providing off-road parking.

Tenure: Freehold

Council Tax Band: G

The  
**LEE, SHAW**  
Partnership

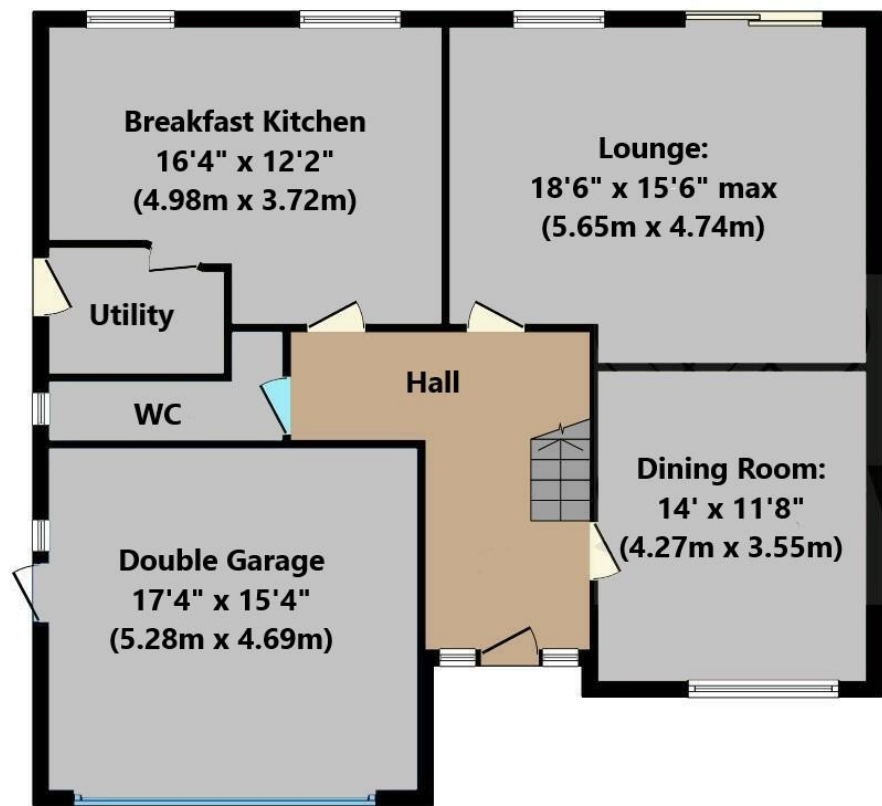
VALUE. SELL. LET.



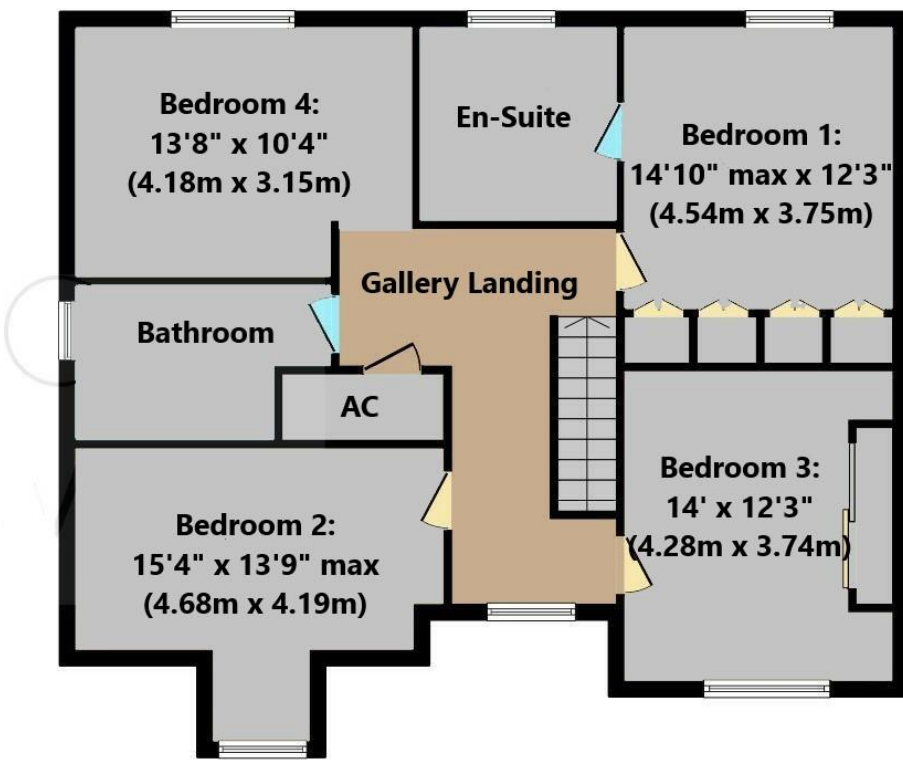




FLOOR PLANS



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**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>

[www.leeshaw.com](http://www.leeshaw.com)







The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

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

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Stourbridge Sales: 01384 396066  
[stourbridge@leeshaw.com](mailto:stourbridge@leeshaw.com) [www.leeshaw.com](http://www.leeshaw.com)

We don't sell houses  
we sell **homes.**