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**Hagley Road**  
Pedmore, Stourbridge



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291 Hagley Road, Pedmore, Stourbridge DY9 0RJ

This stunning, immaculately presented, thoughtfully extended and comprehensively re-appointed, 4 Bedroom Detached property has recently undergone a complete transformation, with no expense spared to create a highly individual, distinctive Family Home with WOW FACTOR and great kerbside appeal – THIS IS A MUST SEE PROPERTY TO FULLY APPRECIATE – SHOW HOME QUALITY AND TURN THE KEY READY MOVE IN CONDITION.

Firstly, the property enjoys a great position within this small service road, set back from Hagley Road, having low maintenance fore Garden with artificial lawn, chippings and a good size block paved Driveway providing off-road parking. 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.

On entering the property, you are immediately struck by the light that floods through the impressive Reception Hall which has a vaulted ceiling to the front with Velux double glazed roof windows. There is a refitted Guest Cloakroom with stylish white suite and a more than generous through Lounge which boasts a feature Charlton & Jenrick fireplace. The social hub of the House is provided by the open-plan Sitting/Dining/Kitchen with zoned areas and the Kitchen has been refitted with modern cream gloss units and is enhanced by an island breakfast bar and integrated appliances. The Dining Area has ample table space and there are doors out to the Garden. Off the Kitchen, there is a good size Utility Room which has also been refitted with cream gloss units and this provides the link to Garage 2. Garage 1 is also accessed from the Reception Hall. The Rear Hall gives access to the Garden and there is a superbly refitted Ground Floor Shower Room and this adjoins the rear Sitting Room (which could be used as a Ground Floor 5<sup>th</sup> Bedroom).

The 1<sup>st</sup> Floor has a Gallery Landing taking full advantage of the vaulted ceiling and front Velux double glazed roof windows which together with a rear window, make this light and airy. There are 4 Double Bedrooms. The Master Bedroom features a rear door with glass Juliet balcony screen, together with a Walk-in Store and there is a lovely refitted Bathroom with white suite also including shower cubicle. Bedroom 2 & 3 are both flooded with light from the large A frame style window with doors having glass Juliet balcony screen and both benefit from a built-in wardrobe. The 4<sup>th</sup> Bedroom also has mirror wardrobes and door to glass Juliet balcony screen. The upstairs is completed by a large refitted House Bathroom with white suite including shower cubicle. There is also a low maintenance Rear Garden which includes a hot tub.

OVERALL, THIS IS A STAND OUT PROPERTY – BEAUTIFULLY PRESENTED AND UPDATED – IDEAL FOR THOSE WANTING A READY MADE HOME – INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a through Reception Hall having oak laminate floor, feature double glazed front door with UPVC double glazed side screens, stairs to first floor having spindle balustrade and storage below, rear UPVC double glazed door to Garden, ceiling cornice, recessed ceiling lights, vaulted ceiling to part with 2 Velux double glazed roof windows and doors leading off. There is also a door to Garage 1.

The refitted Guest Cloakroom has a white suite with WC having concealed cistern and combined basin with vanity cupboard below, tiled walls, tiled floor, extractor, black ladder radiator and wall mirror with touch control.

There is a generous size through Lounge having a feature Charlton & Jenrick mantel fireplace with hearth, inset fire with remote control, ceiling cornice, ceiling rose, recessed lights to part, 3 UPVC double glazed fixed screens to front, UPVC double glazed tilt and turn patio door with side screens to rear Garden and part glazed doors to the Reception Hall.















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There is an L-shaped open plan Sitting/Dining/Kitchen having zoned areas. The Sitting/Dining area has an oak laminate floor with recessed ceiling lights. There is a defined area for Sitting and with ample table space to the Dining Area having UPVC double glazed side and rear tilt and turn door with side screens and integral blinds. The Dining Area opens to the Breakfast Kitchen having a range of cream gloss wall and base cupboards, contrasting grey worktop with upstand, one and a half bowl sink with touch sensor mixer tap, Belling built-in double oven, 5 burner gas hob with cooker hood over, integrated Indesit dishwasher, tall cupboard, tall cupboard with pull out larder shelving, feature island breakfast bar with cupboards and drawers below, under cupboard lights, recessed ceiling lights, tiled floor, door to rear hall and door to Utility Room.

The Utility Room has also been refitted, having a range of cream gloss wall and base cupboards, contrasting grey worktops and upstands, tiled floor, under cupboard lighting, appliance spaces, radiator, recessed ceiling lights and door to Garage 2.

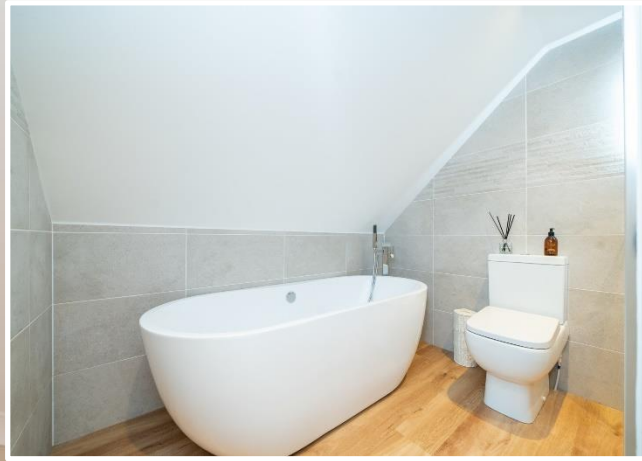
There is a rear Hall having tiled floor, UPVC double glazed doors to rear Garden, loft access, recessed ceiling lights and doors leading off.

The refitted Ground Floor Shower Room has a white suite, including walk-in shower with side screen and feature shower, basin, WC, tiled walls, tiled floor, extractor, recessed ceiling lights, chrome ladder radiator and mirror cabinet.

There is an adjoining Sitting Room, which could have an alternative use as a 5th Bedroom with Evonic wall-mounted electric fire, 2 UPVC double glazed tilt and turn doors with side screens and vaulted ceiling.











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On the 1st Floor, there is a Gallery Landing having spindle balustrade to stairs, 2 Velux double glazed roof windows over the Reception Hall, ceiling cornice, ceiling rose and decorative arches, UPVC double glazed rear window, loft access with ladder and doors leading off to 4 Bedrooms and Bathroom.

There is a good size L shaped Master Bedroom with rear UPVC double glazed tilt and turn door having Juliet glass balcony screen and Walk-in Store/Wardrobe with sloping roof and recessed ceiling lights. A door gives access to the refitted L-shaped En-suite having a white suite with feature bath, WC, basin with vanity cupboard, shower cubicle with screen door and feature shower, recessed ceiling lights, chrome ladder radiator, Karndean floor, tiled walls and wall mirror.

Bedroom 2 is a double size room with vaulted ceiling and feature A-frame style UPVC double glazed window and doors with integrated blinds to Juliet glass balcony screen and built-in double wardrobe.

Bedroom 3 is also double size room with vaulted ceiling to part and feature A-frame style UPVC double glazed window and doors with integrated blinds to Juliet balcony screen and built-in wardrobe with sliding mirror doors.

Bedroom 4 has its own Entrance Area and is another double size room with rear UPVC double glazed tilt and turn door/side screens and Juliet glass balcony screen, built in wardrobes with sliding mirror doors, ceiling cornice and ceiling rose.

There is a refitted House Bathroom having a white suite with feature corner bath, Vitra wide basin with vanity drawer below, WC, shower cubicle with screen door and feature shower, recessed ceiling lights, black ladder radiator, Karndean floor and tiled walls.

Garage 1 has an electric shutter door and recessed ceiling lights together with door access from the Reception Hall. Garage 2 has an electric shutter door, radiator, loft access, cupboard housing the Worcester gas central heating boiler and with door access from the Utility Room.

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# FLOOR PLANS

Reception Hall: 25'1" x 7'4" (7.65m x 2.25m)

Guest Cloakroom

Lounge: 25'9" max x 12'4" (7.85m x 3.77m)

Sitting/Dining/Kitchen: 25'3" max x 22'7" max (8m x 6.88m)

Utility: 8' x 7'11" (2.46m x 2.42m)

Rear Hall

Shower Room: 6'1" x 4'10" (1.87m x 1.48m)

Rear Sitting Room: 22'8" x 10'1" max (6.93m x 3.07m)

Gallery Landing

Bedroom 1: 15'8" max x 11'6" max (4.79m x 3.50m)

En-Suite: 10'8" max x 7'3" max (3.26m x 2.21m)

Bedroom 2: 12'2" x 11'11" (3.71m x 3.63m)

Bedroom 3: 15'11" max incl. w x 10'8" (4.86m x 3.27m)

Bedroom 4: 12'4" incl. w x 9'5" (3.78m x 2.89m)

House Bathroom: 9'4" x 8'2" + shower (2.85m x 2.51m)

Garage 1: 14'10" x 11'10" (4.54m x 3.62m)

Garage 2: 16'6" x 9'8" max (5.04m x 2.94m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2495 sq.ft. (231.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Rear Garden is low maintenance having paved patio areas, artificial lawn, raised corner patio area with hot tub, rear conifers, covered side access with lights and UPVC door to front, external lights and power.

At the front, there is a good size block paved Driveway providing off-road parking, chippings and artificial lawn, step to front entrance and external lights.

Tenure: Freehold  
Council Tax Band: F



**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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