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Stuarts Green
Pedmore, Stourbridge

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43 Stuarts Green, Pedmore, Stourbridge DY9 0XR

This modern Detached Family Home offers well planned accommodation with 4 Bedrooms, enjoying a great cul-de-sac position with block paved Driveway, to front, providing off road parking.

The property has been extended to the rear, enlarging the Lounge and creating a superb open-plan Dining/Kitchen, which the current owners have comprehensively refitted, featuring an island breakfast bar and including a range of Miele & Siemens appliances, with rear vaulted ceiling and Velux roof windows, rear bi-fold window and bi-fold doors opening to the Garden. A Ground Floor Shower Room has also been added and fitted to a high standard.

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 and comprising: Hall, Sitting Room, Extended Lounge, Extended refitted open-plan Dining/Kitchen, Utility, Ground Floor Shower Room, Landing, 4 Bedrooms (Bedroom 1 with En-Suite) and Refitted House Bathroom. There is a reduced length Garage.

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



On the Ground Floor, there is a Reception Hall having tiled floor with underfloor heating, stairs to 1st Floor, recessed ceiling lights and doors leading off.

There is a Sitting Room, to the front, with UPVC double glazed bay window, recessed ceiling lights and laminate floor.

The generous size Lounge has been extended to the rear having a mantel fireplace with hearth, recessed ceiling lights, archway to extended area with double glazed side window and double glazed rear bifold doors to Garden.

The extended open-plan Dining/Kitchen has a range of white gloss units and granite worktops and includes 2 Miele ovens (1 is a combination steam oven), Miele integrated microwave with warming drawer below, tall housing with integrated Siemens large fridge, tall housing with integrated Siemens large freezer, sink and mixer tap, centre Island forming breakfast bar with drawers and cupboards below and including Miele 5 burner gas hob with Falmec in worktop extractor hood, vaulted ceiling to the rear part having Velux roof windows, 4 ceiling speakers, tiled floor with underfloor heating, double glazed rear bifold window, double glazed bifold rear doors, ample table space, feature timber to side wall with low-level cupboards, further unit comprising of four white gloss drawers with integrated drinks cooler, shelving over with mirror glass and lighting and granite worktop. A recess with doors gives access to the Utility Room and Shower Room.

The Utility Room has 2 wall cupboards and houses the Main gas central heating boiler and Tempest hot water storage tank, together with the manifold for the underfloor heating.



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There is a refitted Ground Floor Shower Room having a walk-in shower with screen door, white WC with concealed cistern, basin with vanity drawers, tiled walls, tiled floor with underfloor heating and recessed ceiling lights.

There is a reduced depth Garage having electric up and over door and with internal door from the Reception Hall.

On the 1st Floor, there is a Gallery Landing having UPVC double glazed front window, loft access and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has a range of wardrobes with top cupboards and 2 bedside drawer units, dressing table and matching drawer unit, double glazed rear window and 2 recessed ceiling lights. A door gives access to the En-suite having a white suite, including shower cubicle with sliding screen door, Heritage basin and WC, part tiling, towel rail radiator, shaver point and obscure double glazed rear window.

Bedroom 2 has a range of wardrobes to one wall with mirrored doors, UPVC double glazed bay window with wide sill, dressing table and bedside drawer. Bedroom 3 has a double wardrobe, dressing table and bedside drawer unit. Bedroom 4 has a UPVC double glazed window.

There is a refitted Bathroom having a white suite, including spa bath, WC with concealed cistern, basin with vanity drawer below, tiled walls, chrome ladder radiator, recessed ceiling lights, tiled floor and obscure double glazed side window.

The Rear Garden has a paved patio, raised side patio with pergola over, shaped lawn with borders and summerhouse.

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

Tenure: Freehold

Council Tax Band: G

There are solar panels which are owned with the property.

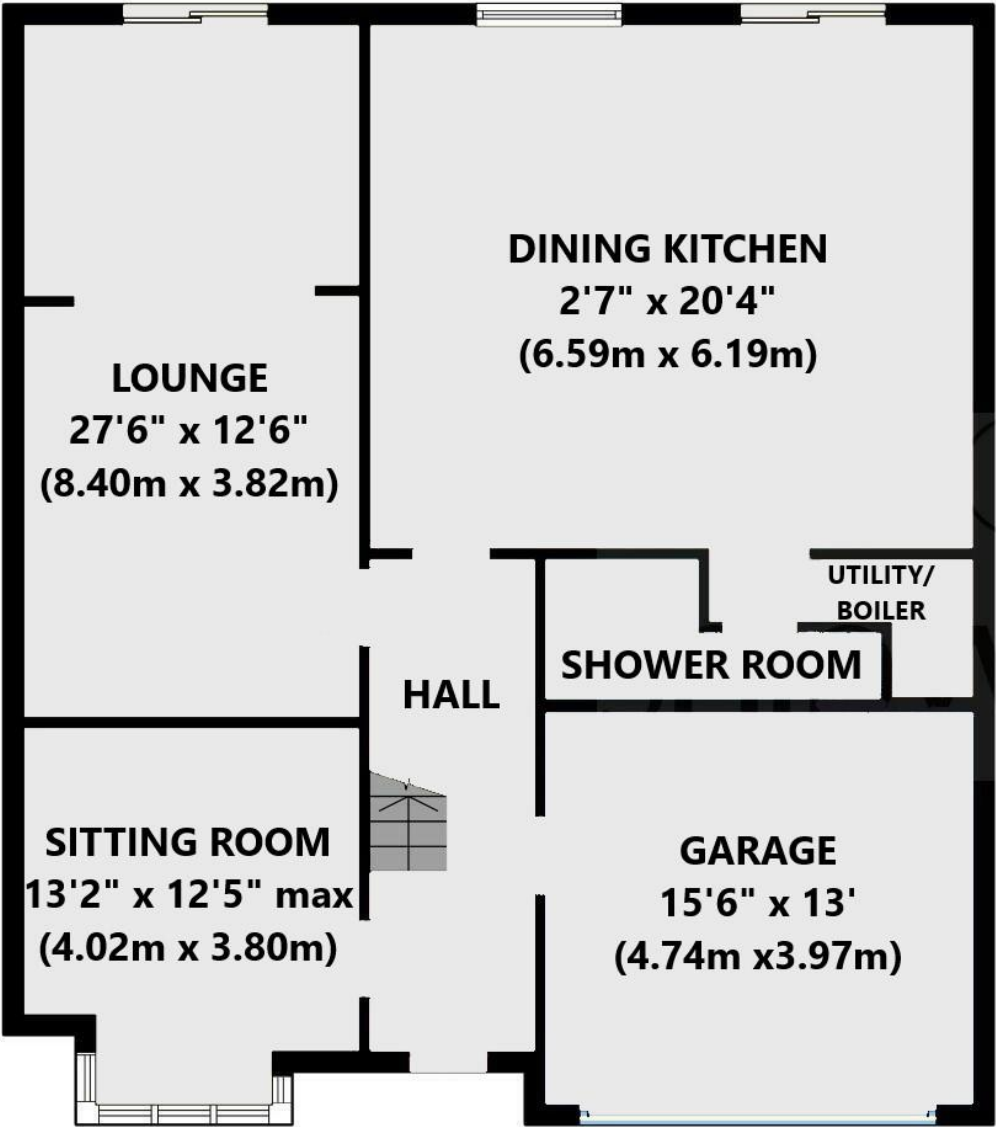
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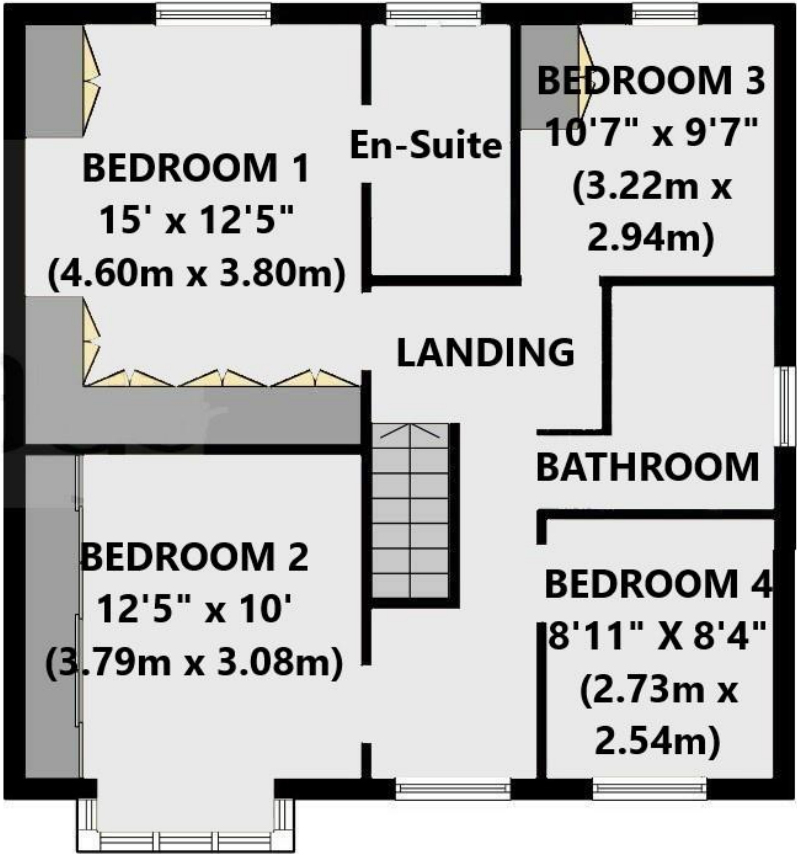




FLOOR PLANS



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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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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