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17 The Riddings
Pedmore, Stourbridge

17 The Riddings, Pedmore, Stourbridge DY9 0XJ

This bright and stylish, 3 Bedroom Mucklow Semi-detached Family Home is much improved and reappointed. The property is offered in turn-key, ready-to-move-in condition and is well worth an internal inspection to fully appreciate.

The property enjoys a sought-after cul-de-sac location, leading off Stevens Road and is well placed for amenities/schools. It is within easy reach of Stourbridge Junction train station, nearby Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network.

With gas central heating, UPVC double glazed windows and comprising: Reception Hall, Guest Cloakroom, Lounge, refitted Dining-Kitchen, fitted Utility Room, Landing, 3 Bedrooms, refitted Bathroom and reduced Garage (Store). The property is further enhanced by a generous size landscaped Rear Garden with south-east facing aspect and at the front there is a widened tarmac Driveway providing excellent off-road parking.

OVERALL, A GREAT OPPORTUNITY FOR A WELL PRESENTED AND UPDATED FAMILY HOME IN A CONVENIENT AND SOUGHT-AFTER LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having opaque UPVC double glazed front door and side screen, stairs to 1st Floor having spindle balustrade, laminate floor and doors leading off.

The Guest Cloakroom has a white WC, basin, part tiling, laminate floor and extractor.

There is a Lounge to the front, having UPVC double glazed bay window and mantel fireplace with hearth.

The Dining-Kitchen is located to the rear with defined Kitchen and Dining Areas. The Kitchen has a range of wall and base cupboards, quartz worktops and upstands, sink and mixer tap, cooker space with integrated cooker hood over, Bosch integrated dishwasher, 2 UPVC double glazed rear windows, laminate floor, recessed ceiling lights, door to Utility and opening to the Dining Area with laminate floor and UPVC double glazed patio door to Garden.

The refitted Utility Room has been formed from part of the original garage and has wall and base cupboards, quartz worktops and upstands, appliance spaces, laminate floor, sink and mixer tap and part double glazed UPVC side door.

At the front, there is a reduced Garage (Store) with side opening entrance doors, twin power point and Ideal gas central heating boiler.

On the 1st Floor, there is a Landing having spindle balustrade, loft access (with the ladder) and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is a double size with UPVC double glazed bay window. Bedroom 2 is a double size, located to the rear, with UPVC double glazed window and Bedroom 3 a good single size with UPVC double glazed window.

There is a refitted Bathroom having a white suite, including bath, wide basin with vanity drawers below, WC, shower cubicle with curved screen doors and Bristan shower, tiled floor, tiled walls, recessed ceiling lights, built-in cupboard and chrome ladder radiator.

The Rear Garden has been landscaped, being a generous size and having a delightful south-east aspect with wide paved patio and slate chipping area leading onto a long lawn with borders. There is also an outside tap and a wide paved area to the side with gate access to the front of the property.

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FLOOR PLANS

Reception Hall

Guest Cloakroom

Lounge: 13'2" into bay x 11'3" (4.02m x 3.45m)

Dining Kitchen: 25'3" x 7' and 11'6" (7.20m x 2.14m and 3.50m)

Utility: 8'10" x 7' (2.70m x 2.15m)

Reduced Garage (Store): 7'5" x 6' (2.26m x 1.84m)

Landing

Bedroom 1: 13'11" into bay x 11'4" (4.25m x 3.47m)

Bedroom 2: 11'5" x 11' (3.49m x 3.35m)

Bedroom 3: 8' x 7'9" (2.45m x 2.36m)

Bathroom: 7'10" x 7'1" (2.38m x 2.16m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



1ST FLOOR



GROUND FLOOR

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C



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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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