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10 The Woodlands

Pedmore

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10 The Woodlands, Pedmore, Stourbridge DY8 2RA

Fantastic opportunity for improvement/modernisation, this is a large 4 Bedroom Detached Family Home with Double Garage, ready to personalise and make your own, enjoying a great position within The Woodlands, leading off Pear Tree Drive at this much sought after location off Love Lane. Standing well, set back from the end of the cul-de-sac, the property approach comprises of lawned areas, shrub and herbaceous borders and a stepped area to the front Porch Entrance accessed from the tarmac Driveway providing off road parking additional to the Double Garage.

The property is located close to Mary Stevens Park, Stourbridge Golf Club, Oldswinford Cricket Club, ideal for walkers being just minutes from countryside and of course the all-important local amenities including excellent schools, Oldswinford shops, Stourbridge Town, train station and ideal for commuters with excellent road links to the M5 Motorway and beyond.

With gas central heating and accommodation comprising: Reception Hall, Guest Cloakroom, Through Lounge, separate Dining Room, Study, Breakfast Kitchen, Utility Room, Landing, 4 Bedrooms (Master En-Suite) and House Bathroom. The property is further enhanced by a south facing rear garden backing onto Stourbridge Golf Club.

OVERALL, THIS IS A LARGE FAMILY HOME WITH MUCH POTENTIAL, AVAILABLE WITH NO ONWARD CHAIN, IN A HIGHLY DESIRABLE LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance being timber double glazed with timber double glazed entrance doors, tiled floor, timber front door and obscure timber double glazed side screens to:

Reception Hall having stairs off to 1st Floor with spindle balustrade, coving and doors leading off.

The Guest Cloakroom is L shaped and has a coloured suite with WC, basin and tile splashback and obscure timber double glazed side window.

There is a through Lounge having a brick fireplace with tiled hearth and wooden mantel, timber double glazed bay window to front and aluminium double glazed patio door to rear Garden.

The Dining Room has a rear timber double glazed bay with 2 side windows and centre timber double glazed doors to Garden and there are obscure glazed doors to the Hall.

There is a separate Study with timber double glazed window.

The Breakfast Kitchen has a range of wall/base cupboards, worktops, tiled splashbacks, sink and mixer tap, De Dietrich built-in oven, De Dietrich ceramic hob, integrated Miele dishwasher, timber double glazed side fixed window, rear timber double glazed window and door to Utility Room.

The Utility Room has a worktop, sink and mixer tap, base cupboard, tall cupboard, timber double glazed side window and part double glazed timber side door.

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





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we sell **homes.**



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Bedroom 1 is a generous size double room having a large built-in wardrobe with shelving and hanging space. A door leads to the En-suite Bathroom having a coloured suite with bath, basin, WC, obscure timber double glazed side fixed window, further side timber double glazed window, part tiling and shaver point.

Bedroom 2 & 3 are double size rooms, each with timber double glazed window and Bedroom 4 is a single size room with timber double glazed window.

The House Bathroom has a coloured suite including bath, WC, basin, shower cubicle with bi-fold door and Mira shower with X-pelair over, obscure timber double glazed side window, shaver point and part tiled walls.

There is a Double Garage having single glazed side window, secondary glazed side window, 2 electric shutter doors to front, Belfast sink with tap, Potterton gas central heating boiler, twin power point and part single glazed side timber pedestrian door.

The Rear Garden is south facing having a paved patio with gate to side paved area, stone wall to rockery feature with Stone steps through the gently elevated shaped lawn, having stocked borders, pathway leading off to side trellis arch with steps through to a paved area with Summerhouse, small side lawn with pathway and side patio area adjoining the Kitchen with border, steps lead down to a paved area adjoining the Garage and wall with gate to front. There is a wooded backdrop to the golf course at the rear.

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: G

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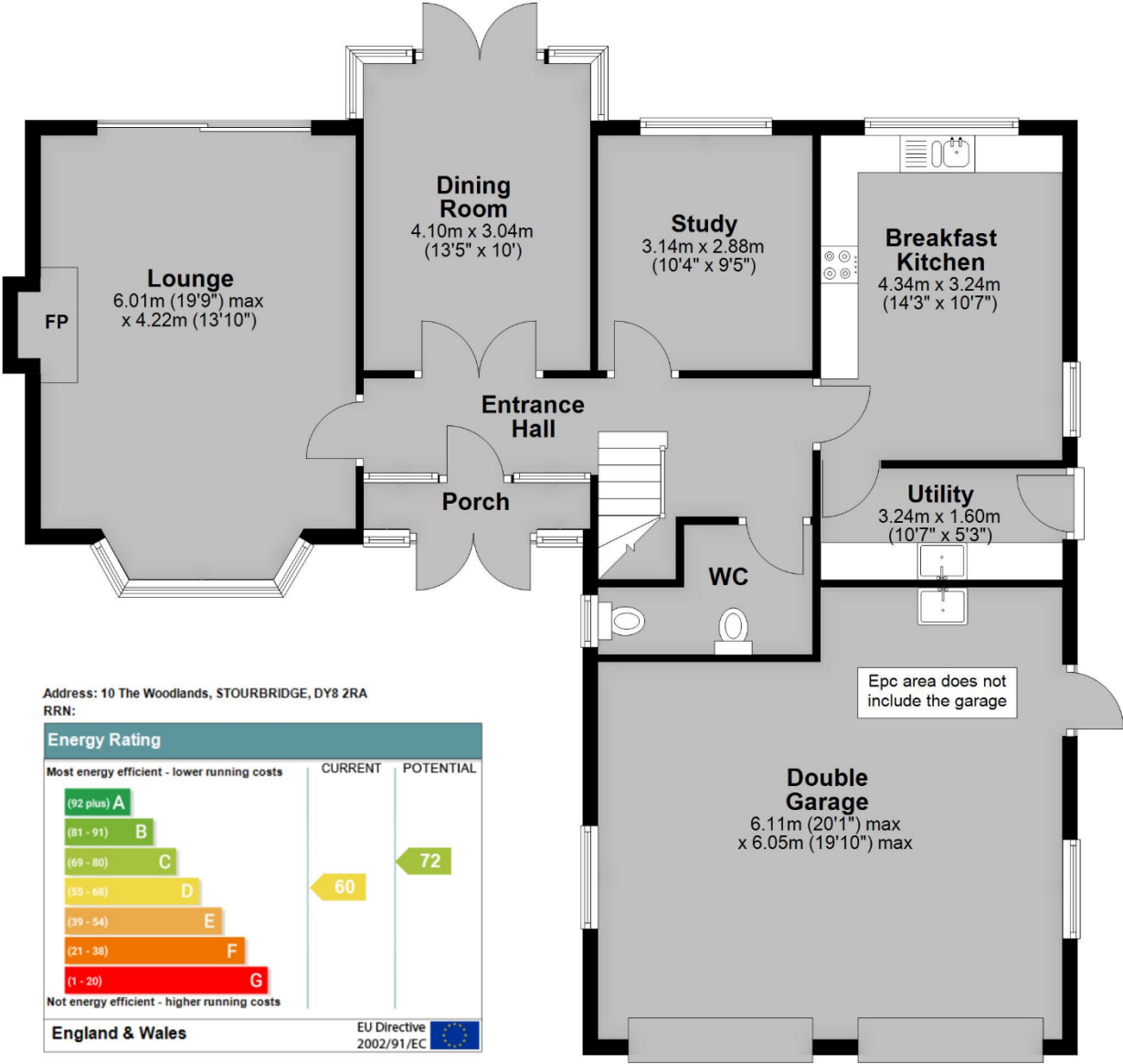




FLOOR PLANS

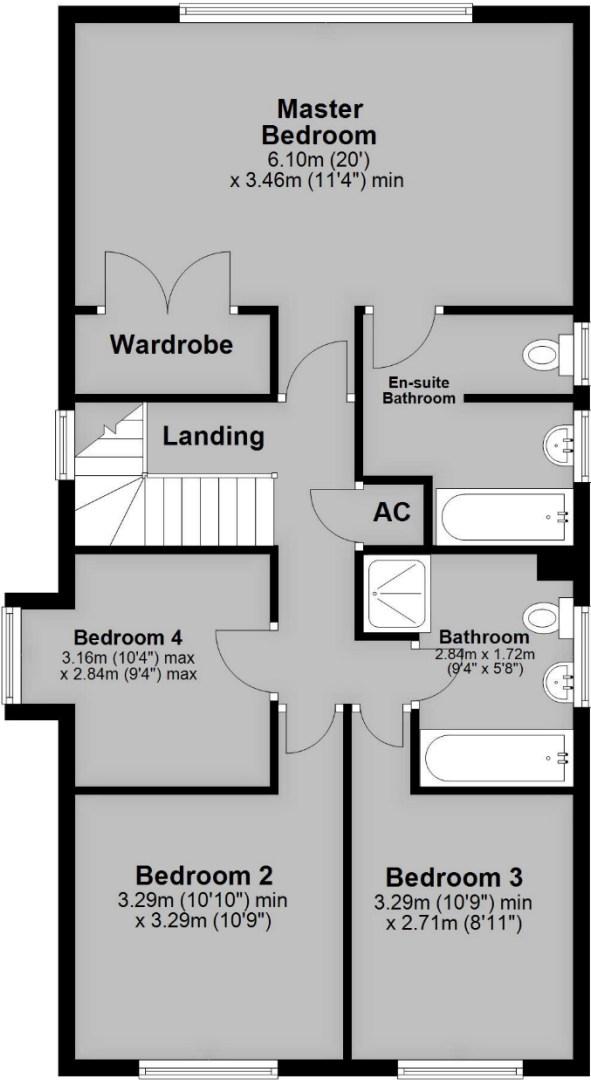
Ground Floor

Approx. 119.2 sq. metres (1283.2 sq. feet)



First Floor

Approx. 78.1 sq. metres (840.4 sq. feet)



Total area: approx. 197.3 sq. metres (2123.6 sq. feet)



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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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