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Melrose Avenue
Pedmore, Stourbridge

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51a Melrose Avenue, Pedmore, Stourbridge DY8 2LE

Location, location, location – they don't come much better, highly desirable position and fantastic opportunity for an extended 5 Bedroom Detached Family Home where early inspection is essential.

Originally built by Hadlington Brothers Limited, local Developers of high repute, the property is adjacent to Stourbridge Golf Club, being well situated towards the bottom of Melrose Avenue, at this much sought after address, leading off Love Lane, close to Lea Vale Playing Field – home of Oldswinford Cricket Club, well placed for Mary Stevens Park and in a great location for amenities, important local schools, Oldswinford & Stourbridge Town, together with Stourbridge Railway junction and excellent road links to the M5 Motorway and beyond.

With gas central heating, double glazing and comprising: Porch, Reception Hall, Guest Cloakroom, Study, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Sitting Room, Landing, 5 excellent Bedrooms (Bedroom 1 with range of wardrobes and En-Suite Shower Room and Bedroom 2 & 3 with wardrobes and En-Suite Toilet/basin to Bedroom 2) and refitted House Bathroom. The property further benefits from a Garage (split into 2 storage areas), off road Driveway parking and Rear Garden.

OVERALL, THIS IS A GENEROUS SIZE, MODERN EXTENDED FAMILY HOME IN A DESIRABLE LOCATION AND VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ITS SIZE AND LAYOUT.

On the Ground Floor, there is a Porch Entrance with UPVC double glazed door and side screens, tiled floor with part glazed timber door and side screens to:

Reception Hall having stairs to 1st Floor with spindle balustrade, Store (below) and the doors leading off.

There is a Guest Cloakroom with white WC, basin and tiled splashback.

The Study has a maple style drawer units, 2 display cupboards and UPVC double glazed rear window.

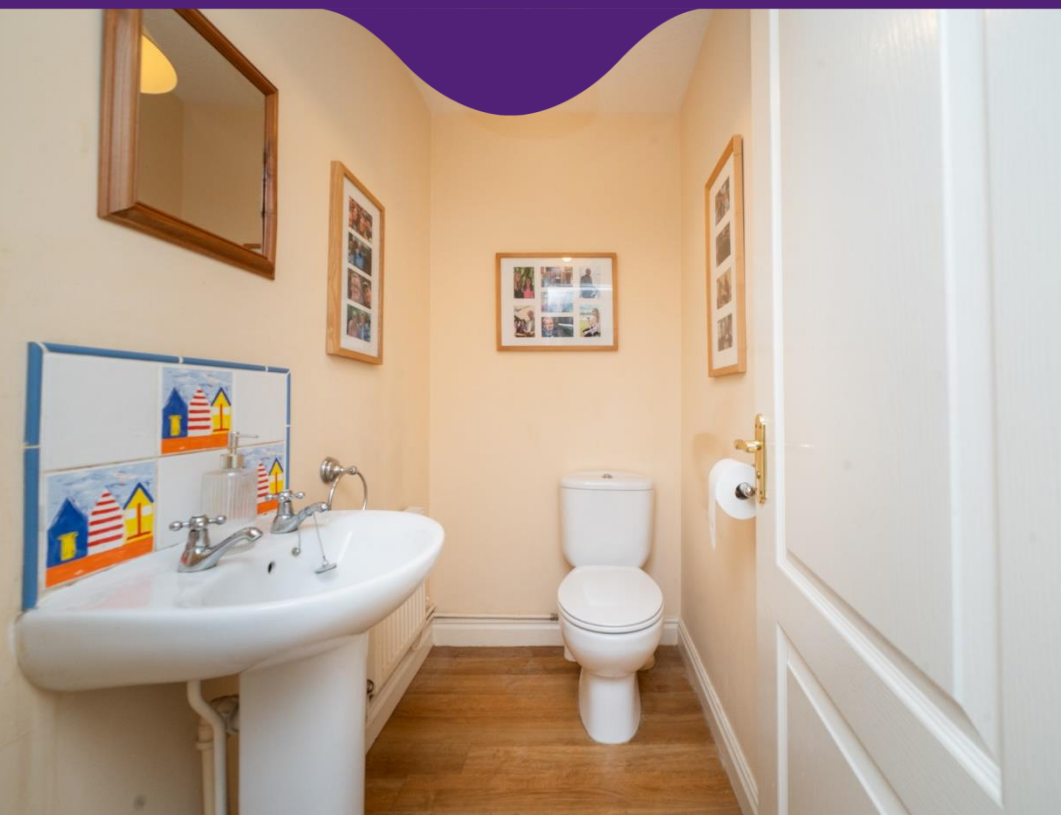
There is a Lounge, to the front, having a wide mantel fireplace with hearth and inset fire, UPVC double glazed window and doors opening to the rear Dining Room having UPVC double glazed patio door to Garden.

The Breakfast Kitchen has a range of cream shaker style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, built in Siemens double oven, Siemens gas hob with integrated cooker hood over, integrated dishwasher, integrated fridge, 2 rear UPVC double glazed windows, recessed ceiling lights and table space.

An archway gives access to the Utility Room having worktop, sink with mixer, half base cupboard, 2 appliance spaces, splashback tiling, cupboard housing the Ideal gas central heating boiler, part obscure UPVC double glazed side door and arch to Sitting Room.

The Sitting Room has a UPVC double glazed window and gives access to the split Garage (Rear Store) with additional (Front Store) having up and over door.

On the 1st Floor, there is a Landing having spindle balustrade to stairs, linen store, airing cupboard with tank, loft access and doors to 5 Bedrooms and Bathroom.





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Bedroom 1 is a generous size double room with UPVC double glazed window and a range of wardrobes to one wall, 3 drawer bedside unit, desk unit with drawers, cupboard with shelving over and drawer unit and door to En-suite.

The En-suite has a modern white suite including corner shower cubicle with curved screen doors, WC, basin, tiled walls and floor, shaver point and obscure UPVC double glazed window.

Bedroom 2 is also a generous size double room with UPVC double glazed rear window, range of wardrobes to one wall, 2 x 3 er bedside units with shelving over and top cupboards, further cupboard/drawer unit and door to En-suite Toilet. The En-suite Toilet has a modern white suite with WC, basin and tiled splashback and obscure UPVC double glazed rear window.

Bedroom 3 is another double size room having double and single beach style built-in wardrobe, double and single top cupboard, corner desk unit and UPVC double glazed window. Bedroom 4 & 5 are also a good size, each with UPVC double glazed window.

There is a large refitted House Bathroom having a white suite including bath, large walk-in shower with side and end screen and waterfall shower, basin, floating wall hung WC, tiled floor, tiled walls, recessed ceiling lights, chrome ladder radiator and obscure UPVC double glazed window.

The Rear Garden is east facing having a wide patio, lawn, borders, shed and side path and gate to front.

At the front there is a lawn with shrub planting and block paved Driveway providing off-road parking.

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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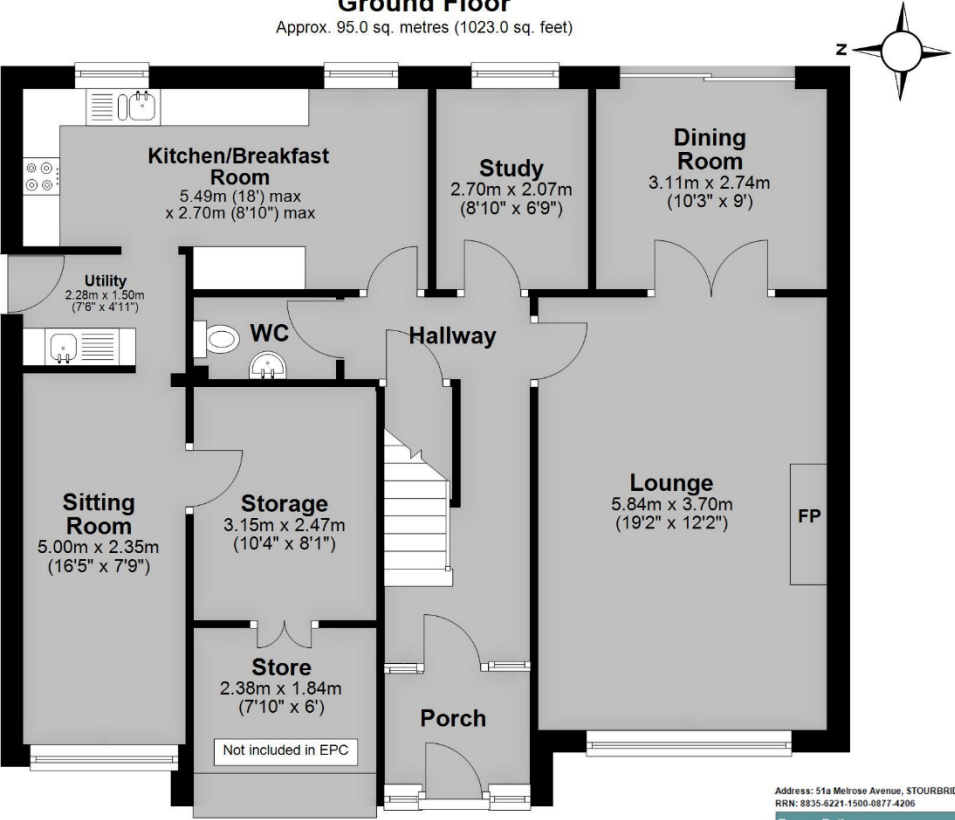




FLOOR PLANS

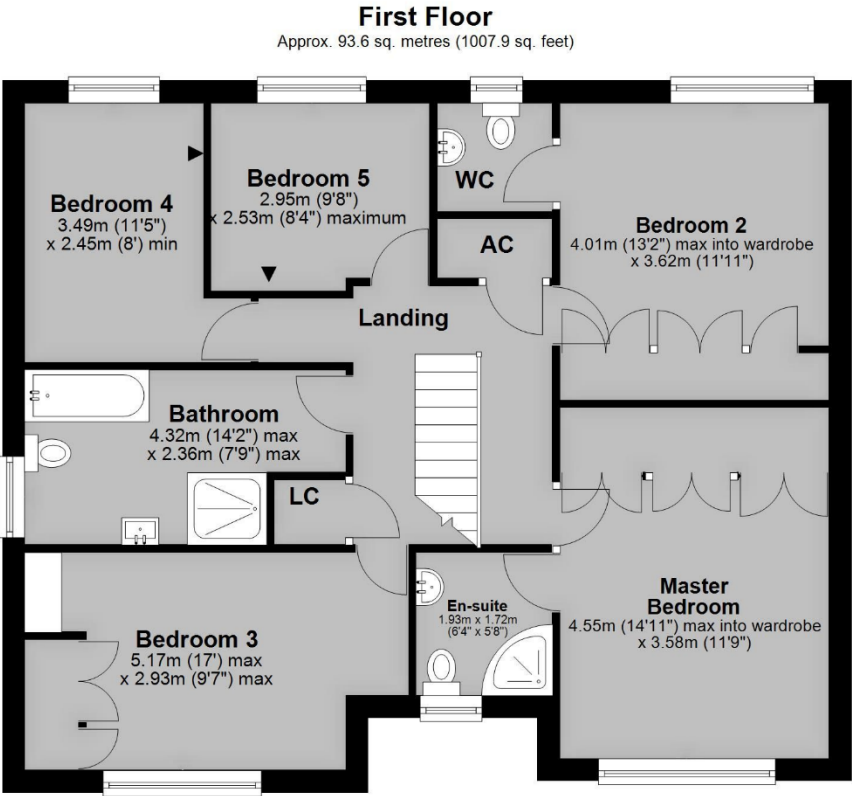
Ground Floor

Approx. 95.0 sq. metres (1023.0 sq. feet)

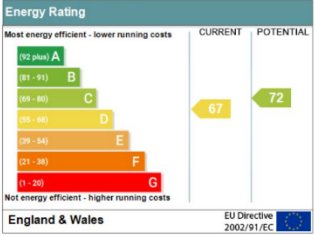


First Floor

Approx. 93.6 sq. metres (1007.9 sq. feet)



Address: 51a Melrose Avenue, STOURBRIDGE, DY8 2LE
RRN: 8835-6221-1500-0877-4206



Total area: approx. 188.7 sq. metres (2030.9 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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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.