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The Woodlands
Pedmore, Stourbridge

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Birchbank, 2 The Woodlands, Pedmore, Stourbridge DY8 2RA

Fantastic opportunity for a modern, distinctively styled 4 Bedroom Detached Family Home with Double Garage, enjoying a great position within The Woodlands, being a prime more exclusive cul-de-sac leading off Pear Tree Drive, at this much sought after location off Love Lane, set beyond a split level fore garden with lawn and shrub planting and sloping tarmac Driveway and block paved area leading to the main front Porch Entrance.

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, Hagley Village, 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, Breakfast Kitchen, Sitting Room, Utility Room, Landing, 4 Bedrooms (Master En-Suite) and House Bathroom. The property is further enhanced by a large Rear Garden.

OVERALL, A MODERN FAMILY HOME IN A HIGHLY DESIRABLE LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with composite double glazed door having obscure UPVC double glazed side screens, laminate floor, composite double glazed front door and obscure UPVC double glazed screen opening to the Reception Hall, having stairs to 1st Floor with spindle balustrade, tile floor and doors leading off.

The Guest Cloakroom has a soft cream coloured suite with WC, basin with vanity cupboard below and tiled splash back, tiled floor, cupboard and obscure UPVC double glazed window to Porch.

There is a through Lounge having a mantel fireplace with hearth and inset fire, UPVC double glazed bay window to front and double glazed patio door to rear Garden.

The separate Dining Room has a rear UPVC double glazed bay with centre doors to Garden.

The refitted Breakfast Kitchen has a range of cream gloss style wall/base cupboards, granite worktops, tiled splash backs, sink and mixer tap, Neff built-in double oven, Bosch gas hob with cooker hood over integrated Bosch dishwasher, tiled floor, UPVC double glazed rear window, recessed ceiling lights, door to Sitting Room and door to Utility Room.

The Utility Room has beach style double base cupboard and wall cupboard, work top with sink and mixer tap, tall cupboard, 2 appliance spaces, tiled floor, UPVC double glazed side window and part double glazed UPVC side door.

The Sitting Room which leads from the Kitchen and has a rear UPVC double glazed patio door opening to the rear Conservatory having a brick base with UPVC double glazed frame and 2 top opening windows, tiled floor and with rear UPVC double glazed doors to Garden.

On the 1st Floor, there is a Gallery Landing, having spindle balustrade to stairs, UPVC double glazed front window, linen store and doors to 4 Bedrooms and Bathroom.



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we sell **homes.**



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Bedroom 1 has a range of wardrobes with sliding doors, double glazed patio door to Juliet balcony rail and with door to the refitted En-suite having a white suite with shower cubicle having screen, WC, basin with vanity cupboard below, wall tiling, shower boards to shower area, obscure UPVC double glazed rear window, vertical radiator and shaver point. Bedroom 2 has a UPVC double glazed window and loft access. Bedroom 3 has a UPVC double glazed bay window to front and Bedroom 4 has a UPVC double glazed window and built-in double wardrobe.

There is a refitted Bathroom having a white suite, including bath, large shower cubicle with screen and Triton shower, bidet, WC with concealed cistern, tiled walls and shower boards to shower area, obscure UPVC double glazed rear window, vertical radiator and recessed ceiling lights.

There is a Double Garage having 2 single electric doors, Worcester gas central heating boiler and Tornado hot water storage tank, side single glazed timber window and part single glazed side timber pedestrian door.

The Rear Garden has a wide porcelain paved patio with path on both sides with gate to front, low wall, steps leading off on both sides and central steps lead off with pilled balustrade, dividing sloping lawn garden areas, with further terraced area beyond and central steps to the lower garden having patio areas, lawn, gravel area and summerhouse.

At the front, there's a split level fore garden with lawn and shrubs, gently sloping tarmac driveway and block paved area to the front entrance.

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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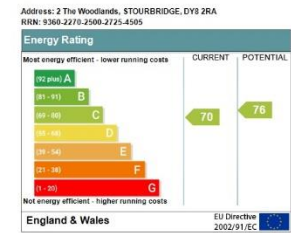
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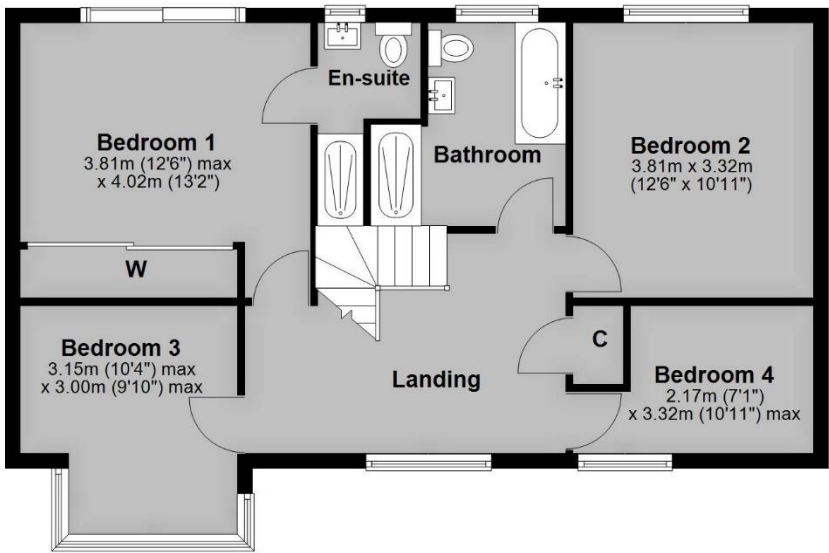


FLOOR PLANS

Ground Floor
Approx. 127.5 sq. metres (1371.9 sq. feet)



First Floor
Approx. 68.0 sq. metres (731.7 sq. feet)



Total area: approx. 195.4 sq. metres (2103.7 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 (https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf), 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.