



Situated within a private cul de sac location, shared with only a dozen other properties, is this executive and deceptively spacious four bedroom detached family home. The property has undergone a complete renovation in recent years which the owners have completed to exacting standards with the focal point surrounding the ability to entertain through its flawless open plan floorspace. At the heart of the property is its thoughtfully designed and immaculately presented Kitchen Dining Family Room spanning the full width and depth of the property with Piano style centre island and dual bi folding doors creating a compelling sociable backdrop. High quality fixtures and fittings are on offer as standard with an array of cooking facilities, underfloor heating and remote control patio awning for those looking to enjoy its mature south facing rear garden. The upper floor boasts four double bedrooms, two with en suite shower rooms and family bathroom with clawfoot bath. The property further benefits from utility, downstairs cloakroom and garage all providing an essential sense of practicality. Prospective purchasers can enjoy occupying a central Pedmore address which falls within close proximity to Hagley and Oldswinford for social affairs but also allows for easy railway access for those that commute to and from work. Finally on offer are lovely walks over the nearby Stourbridge Golf Course which the property sits adjacent too, lovely countryside trails into Hagley Village all with the convenience of being sold with no upward chain.

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EXCLUSIVE

Pedmore Court Road, Pedmore, DY8 2PH

Front of The Property

To the front of the property is a tarmacadam driveway with block paved edging, well maintained lawn with planted shrub, EV charging point, storm porch with recessed spotlights and double glazed windows and door to entrance hall, roller shutter garage door and gated side access.

Entrance Hall

With double glazed windows and door leading from the front of the property, stairs to first floor landing with under storage cupboard, doors to various rooms, wooden floor and a central heating radiator.

Kitchen Dining Family Room

With a door leading from the entrance hall, high quality wall and base units with Silestone Quartz worksurfaces, matching upstands, bespoke piano style centre island paired with floating parallel hood and extractor, Siemens appliances including: induction hob, integrated full length separate fridge and freezer, two fan ovens, steam oven and combi microwave oven and dishwasher. Further features include wine cooler, one and a half size stainless steel sink and drainer, Quooker boiling tap, inset drainer grooves, pop-up power socket, breakfast bar, blind corner pull-out and pantry style drawers with lighting, further strip and down lighting, space for generous size dining table and further seating area with bespoke built-in gas fire, floating cabinet housing power points, ceiling speakers, recessed spotlights, tiled underfloor heating, further laminate floor, door to utility, double glazed windows to front and rear, dual double glazed bi folding doors to garden and central heating radiators.

Utility

With doors leading from the kitchen dining family room and garage, high gloss wall units, worksurfaces, plumbing for washing machine, space for further slimline appliance, tiled floor and a chrome central heating radiator with towel rail.

Downstairs Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to front and a central heating radiator.

Landing

With stairs leading from the entrance hall with wooden balustrade and glass panelling, doors to various room and loft access with pull-down ladders.

Master Bedroom

With a doors leading from the landing and en suite shower room, fitted wardrobes with inbuilt shelving, double glazed window to front and a central heating radiator.

En Suite

With a door leading from the master bedroom, walk-in double shower with ceiling mounted rainfall shower head, separate shower attachment, 'his and hers' vanity wash hand basins, WC, tiled underfloor heating, part tiled walls, recessed spotlights, double glazed window to front and a chrome heated towel rail.

Bedroom Two

With doors leading from the landing and en suite, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from bedroom two, shower cubicle with electric shower and tile surround, WC, wash hand basin with tiled splashback, tiled floor and a central heating radiator.

Bedroom Three

With a door leading from the landing, double glazed window to front and a central heating radiator.

Bedroom Four

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from the landing, clawfoot freestanding bath with shower attachment, WC, wash hand basin, part tiled walls, tiled floor, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

Garden

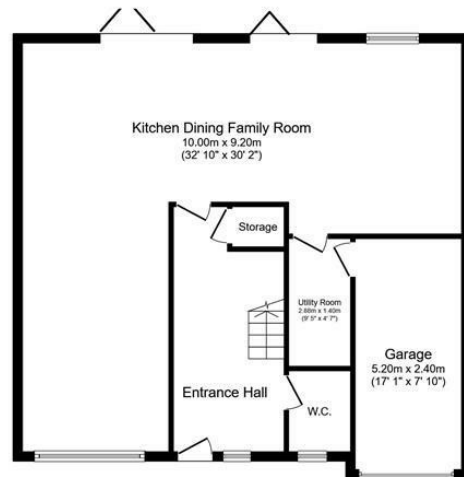
Accessed via double glazed bi folding doors leading from the kitchen dining family room to a slate patio with remote control awning with wind sensor, well maintained lawn with mature shrub borders and trees, pond, water features, decorative slate, wooden flower circle, various seating areas, garden room, outside lighting and gated side access

Garage

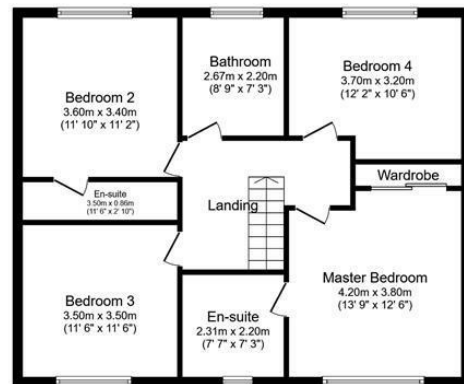
With a door leading from the utility, roller shutter door to front, space for tumble dryer and pantry style shelving.







Ground Floor



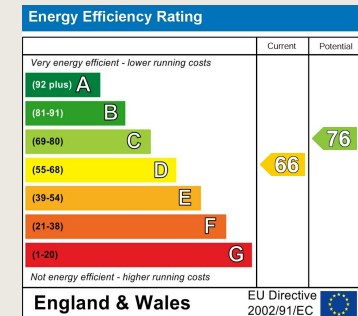
First Floor

Total floor area 172.3 sq.m. (1,854 sq.ft.) approx

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). Powered by www.focalagent.com

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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