



## 1 The Paddock

Pedmore, Stourbridge DY9 0RE

Andrew Grant



# 1 The Paddock

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 **5 Bedrooms**    **3 Receptions**    **5 Bathrooms**

**Freehold / 3,884 sq. ft.**  
**Offers based on £765,000**

## KEY FEATURES:

- Set over 3 floors
- Superb kitchen/family room
- Excellently presented
- Five double bedrooms
- Master ensuite & dressing room
- Three further ensuite bedrooms
- Cellar
- Double garage and workshop
- Large attractive gardens

A substantial farmhouse in an exclusive area just on the edge of Pedmore, with the vibrant town of Stourbridge nearby.

Located close to parkland at Mary Stevens, Stourbridge Golf Club, Pedmore Cricket Club, local to schools of excellent repute, easily accessible to Stourbridge town centre with its array of shopping facilities, amenities, bus and train stations and local to the motorway network.

A large black paved driveway leads to 1 The Paddock. Entered through a large solid original oak front door and into the central reception hall which has recently been re-carpeted and redecorated. To your left is the study, to your right a magnificent dining room and it leads through to the open-plan kitchen and family room to the rear. A door under the stairs provides access to the two chambered cellar which is cool enough for wine storage and dry enough to use as a gymnasium.

The dual aspect study is a great space that could be used as a snug or home office, it features include an exposed beam, an open basket fireplace and library shelving to one wall.



To the right of the hallway is the dining room, with exposed beams it is both enchanting and spacious. It has an open basket fire with an inglenook beam, a recess to one side and a cupboard to the other. It really is an excellent room for entertaining and has a door providing access to the second reception room which is situated to the rear of the house and can also be accessed from the open plan kitchen/family room.

This reception room has an exposed beam, a beautiful corner fireplace with a gas coal-effect fire and a large marble mantle and surround. A large window to the rear overlooks the enclosed rear garden and a door opens into the beautiful kitchen area.

The open plan kitchen, dining and family space is stunning. Following a horse-shoe layout, the kitchen is fitted with a variety of cream floor and wall mounted Shaker style units. There is a Leisure electric range-style cooker, an integrated dishwasher and fridge.

Solid wood strip flooring flows throughout, the dining space currently comfortably holds a 6-place table and chairs and flows seamlessly to the sitting area which has a glazed apex.

Adjacent to the kitchen is a useful utility room with plumbing for a washing machine, ventilation for a tumble dryer, a gas fired Worcester Bosch boiler, floor and wall mounted units, as well as excellent space for further fridge freezers. There is also a separate downstairs WC with a wash hand basin and tiling to the floor and walls.





### First floor

Bedroom one, the master bedroom suite, is full of charm with an exposed beam and a fireplace with a wooden ornate surround. There is a through dressing room with fitted wardrobes and cupboards and double doors to the ensuite which includes a bathtub, a shower enclosure, WC and twin wash hand basins set within a vanity unit.

Bedroom two is a delightful light and bright dual aspect double bedroom with fitted cupboards and is serviced by the family bathroom which has a bath, shower cubicle, WC, wash hand basin, laminate flooring and white tiling to ceiling height.

### Second floor

Bedroom three is a large double bedroom overlooking the rear garden and has fitted cupboards plus an ensuite shower room.

Bedroom four is a characterful double room with a side aspect, fitted cupboard and ensuite shower room. Bedroom five is another double with double built-in cupboards and an ensuite bathroom, with a bathtub with shower over, WC and wash hand basin. The landing area also has a useful large storage cupboard ideal for the storing of suitcases etc.









## Outside

The property is approached by a no through road just off the main Hagley Road and onto a large block paved driveway which has space for several vehicles.

To the rear there is a large enclosed garden which has a good sized paved area which is ideal for entertaining and alfresco dining.

The rest of the garden is predominantly laid to lawn with herbaceous borders and a secondary access from an adjoining street, The Paddocks.

The property benefits from an enormous double garage to the side with an up and over door and a secure door into a workshop at the rear which has lighting and power.

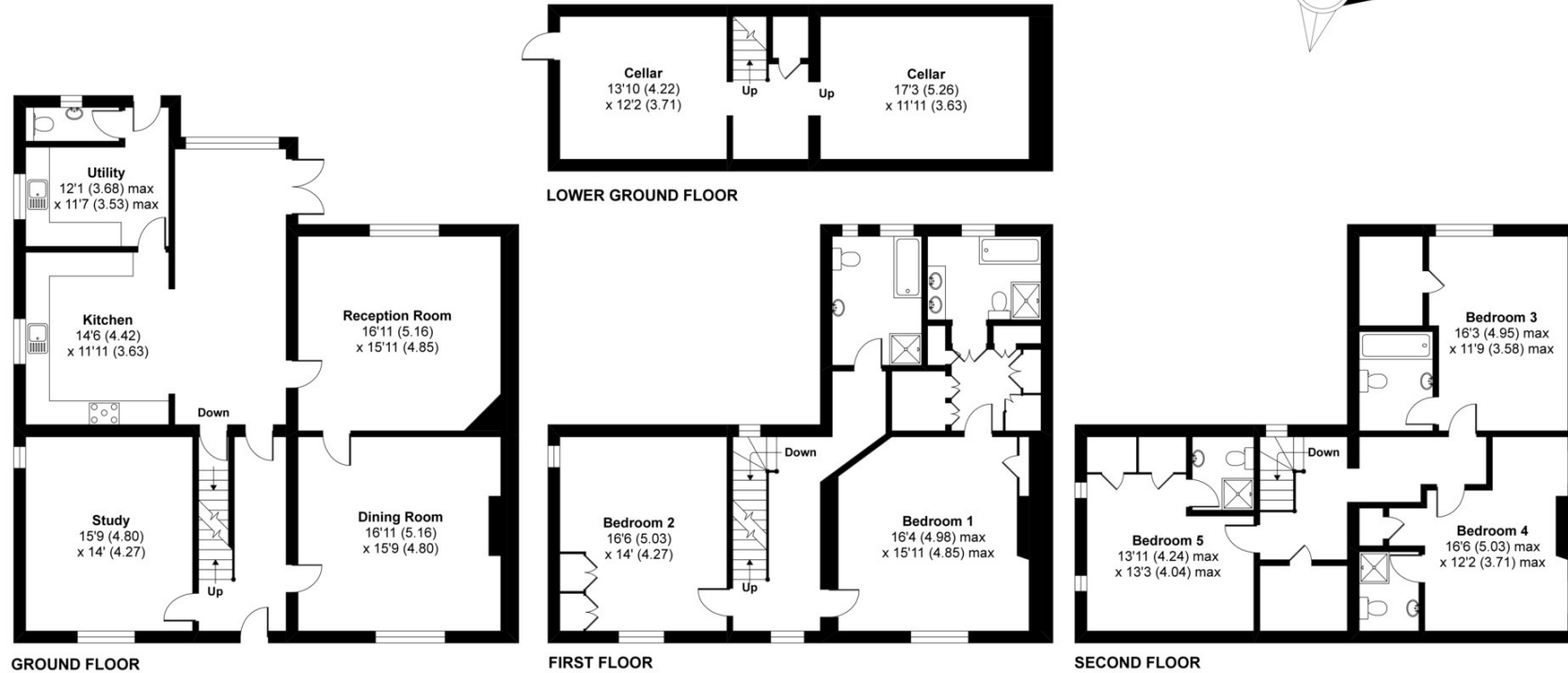




# The Paddock, Stourbridge, DY9

Approximate Area = 3884 sq ft / 360.8 sq m

For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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