

FOR SALE

The attractively situated detached property
situate

**No.12 Greenroyde
Pedmore
Stourbridge
DY9 0SG**



- * Four bedrooms
- * Through lounge
- * Separate dining room
- * Breakfast kitchen
- * Guest cloaks / W.C.
- * Gas central heating
- * Potential to extend
- * Freehold
- * In need of general updating
- * No upward chain

OFFERS AROUND

£599,500

SITUATION & DESCRIPTION:

The property lies in a favoured residential location on the south side of Stourbridge, in particular Greenroyde is a short cul-de-sac off Redlake Road, Pedmore. The property lies within easy reach of Stourbridge town centre, Mary Stevens Park and for those with sporting interests there are clubs catering for golf, rugby, tennis and squash close by.

There is good access to the surrounding areas, the motorway network and Birmingham city centre, there is mainline rail access at Stourbridge Junction or Hagley.

The property occupies a level rectangular site of good size, and is set back from Greenroyde behind a well kept fore-garden, having shaped lawns, a variety of mature shrubs and plants, together with a tarmac surfaced driveway for several vehicles.

The property was built circa 1960 / 1965 of traditional cavity brickwork, and is surmounted by a pitched tiled roof.

This property has not changed hands for a period in excess of 45 years, and now presents an opportunity to carry out general updating and refurbishment works, and it will be noted there is ample scope for further extending the accommodation, subject to the obtaining of usual planning and building regulation approvals.

It will be noted that most other properties in Greenroyde have been extended and updated to good effect.

ACCOMMODATION:

The accommodation comprises briefly;

On the ground floor;

Entrance porch leads to the **reception hall** with stairs off to the first floor

Adjoining **fully fitted cloakroom**, part tiled and containing low flush w.c. and pedestal hand basin, obscure glazed side window and with useful cloaks cupboard off, having sliding doors

Through lounge 20' 9" x 11' 6" approx., having the original open fireplace with copper surround, and feature Westmorland slate hearth and display shelf adjacent, power and light points, radiator and with French casement door leading to the rear gardens

Separate dining room 13' 6" x 10' 8" with window overlooking rear garden

Well planned **breakfast kitchen** 17' 2" x 10' 9" with windows to the rear elevation, and range of base and wall cupboards incorporating gas hob, electric over, waste disposal unit, together with plumbing for dishwasher and washing machine

Adjoining **rear lobby** with access to rear garden and further boiler / **store room** accommodating wall mounted gas fired central heating boiler

On the first floor;

The **staircase** from the reception hall leads to the first floor landing, with large windows to the front elevation. Airing cupboard off with insulated copper cylinder

There are four bedrooms measuring respectively;

Bedroom No.1 (rear) 11' 10" x 11' 8" with useful built in wardrobe off

Bedroom No.2 (rear) 10' 9" x 10' 1" max., also with fitted wardrobe

Bedroom No.3 (rear) 10' 8" x 10' 5" with fitted wardrobe

Bedroom No.4 (front) 11' 9" max. x 6' 3" with built in bed unit, three drawers below and additional built in wardrobe with cupboard over

House bathroom, re-fitted in more recent years to include part tiled walls, obscure glazed front window and suite comprising hand basin, low flush w.c., complimentary stores cupboards either side, shaped bath with shower over, and shower screen

Outside;

Brick built double garage, 17' 8" max. x 16' 1" with up and over door, concrete base, obscure glazed side window, pedestrian side door

Useful **car port** 16' 0" x 8' 0" approx. located to the side of the garage, and giving a covered facility for access to the garage and main house

A wide gated pathway leads from the **front garden** to the rear

The pathway is paved and leads to the well kept and **well stocked rear garden**, with paved paths, crazy paved patio area, shaped lawns flanked by flower beds with a variety of mature shrubs, plants and small trees

GENERAL INFORMATION

TENURE: Freehold with vacant possession on completion.

COUNCIL TAX: Assessed to Band F, charge £2,944.60, Dudley MBC for 2025 / 2026.

E.P.C.: The property has an Energy Performance Certificate Band D-55, valid until 6 October 2032.

SERVICES: Mains drainage, water, gas and electricity are connected.

There is a gas fired central heating system of radiators served by the Worcester wall mounted boiler located in the ground floor boiler room. The boiler was replaced circa 2022.

FIXTURES & FITTINGS: In addition to those mentioned, the agreed sale price will include all curtains, carpets, blinds, light fittings and shades in situ. All others are expressly excluded.

VIEWING: Viewing is strictly by arrangement with the agents' Stourbridge office tel. 01384 440466.

ANTI MONEY LAUNDERING: The successful purchaser will be required to submit two forms of identity and place of residence in order to comply with anti money laundering regulations.

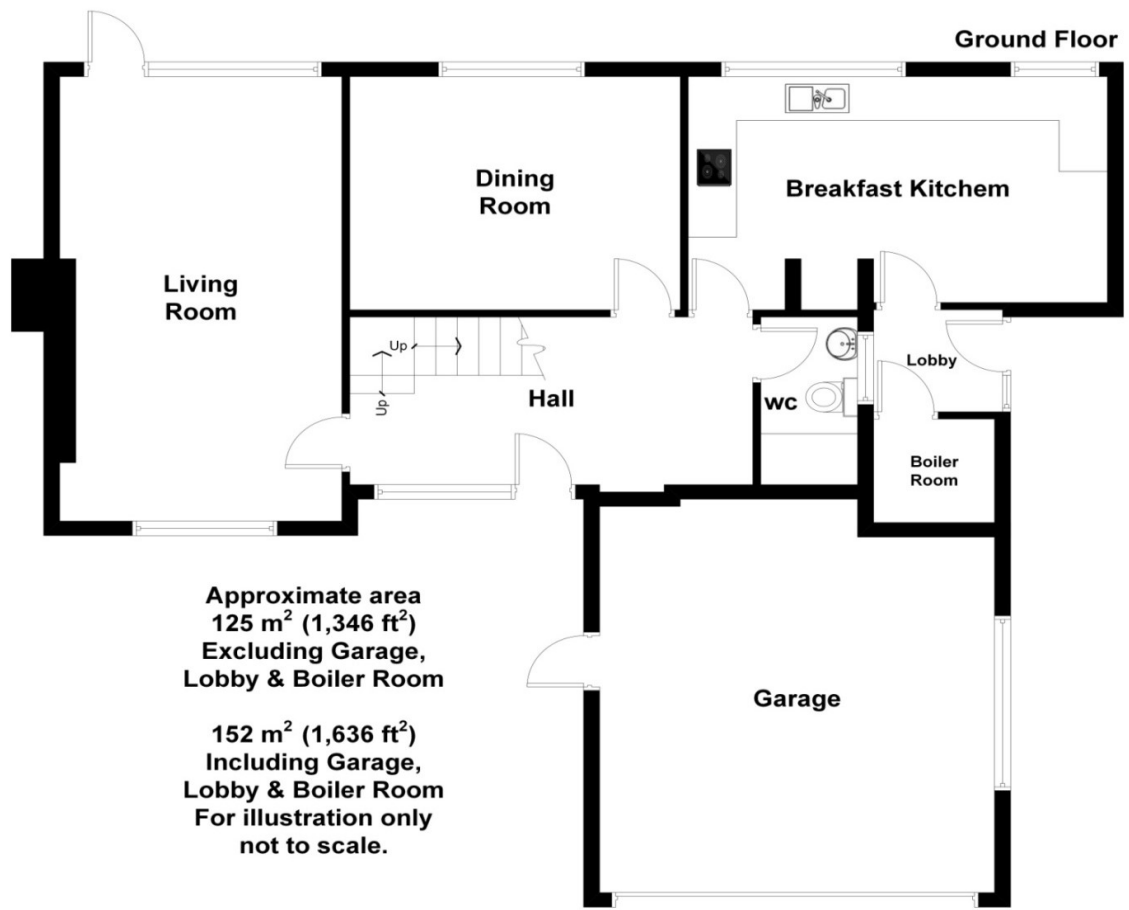
AGENTS IMPORTANT NOTICE:

It should be noted the vendor of the property is related by marriage to the selling agent, Andrew Taplin.

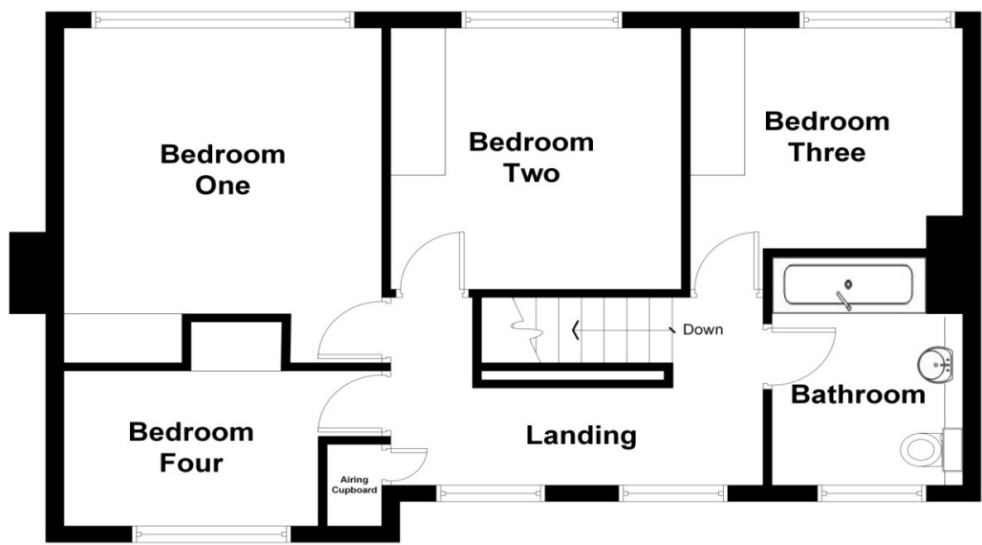


FLOOR PLAN:

GROUND FLOOR



FIRST FLOOR



MISREPRESENTATION ACT 1967:

IMPORTANT NOTE: Andrew Taplin for themselves and for the Vendor of these properties whose Agents they are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Andrew Taplin or the Vendor. None of the statements contained in these particulars as to these properties is to be relied upon as a statement of representation of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Andrew Taplin nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to these properties