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The Birches, 8 Bell Meadow

Pedmore

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The Birches, 8 Bell Meadow, Pedmore, DY9 0YY

A well presented 4 double bedroom detached house built by Billingham and Kite and positioned at the head of the cul de sac with views to the front towards open countryside. Accommodation briefly comprises lounge, separate dining room, guest cloakroom, dining kitchen, separate utility room, ensuite to master bedroom plus house bathroom and integral double garage.

It occupies a nice level plot with driveway parking, and attractive secluded rear garden.

Located between Pedmore and Hagley on the fringe of the West Midlands conurbation, the property is well placed for commuting with train stations at both Hagley and Stourbridge with direct services to Birmingham, Worcester and beyond with the ability to get to London. There are a good range of amenities, highly regarded schools and within Hagley itself a good range of shops, bars and restaurants within easy reach.

The well presented accommodation includes PVCU double glazing, gravel driveway approach and parking together with gas fired heating.

The central hall provides a classical layout with staircase rising to the first floor.



The lounge overlooks the rear garden with open fireplace and patio window giving access and views to the garden.

The dining room is a separate room and there is a dining kitchen which features a good range of fitted units together with peninsular integrated appliances including dishwasher, induction hob, double oven and fridge. There is an inset sink, wine rack and French doors opening to the rear garden. There is a stylish vertical radiator which heats the room.

Separate utility room with sink and base units for space for appliances for laundering purposes.

At first floor level the landing is well lit naturally with a window to the front elevation and there is a good size airing cupboard.

The master bedroom is comprehensively fitted with a range of fitted wardrobes and dressing table. The ensuite has been recently refitted with wall mounted double vanity wash basin, large walk in shower and wall mounted WC. There are 3 further bedrooms all being double rooms and a house bathroom with suite comprising bath, low level WC, wash basin and separate shower.

The side gated path to the rear garden with lawn and further patio area at the top to enjoy later afternoon sunshine in addition to a concealed shed. The garden is child friendly being level and there is an integral double garage.



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we sell **homes.**



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EPC: D

Council tax: G

Tenure: Freehold

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FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 98.5 sq. metres (1060.3 sq. feet)



First Floor

Approx. 95.0 sq. metres (1022.3 sq. feet)



Total area: approx. 193.5 sq. metres (2082.6 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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