



**HAGLEY ROAD,
PEDMORE, STOURBRIDGE DY9 0RJ**





281 HAGLEY ROAD, PEDMORE, STOURBRIDGE DY9 0RJ

This RATHER SUBSTANTIAL, TRADITIONAL, FOUR BEDROOM, DETACHED FAMILY HOME forms part of a highly desirable address and affords a splendid, generous layout with many appealing features. Planned over two floors, the property is gently elevated and set back behind a gated drive. With gas central heating and majority double glazing, the accommodation is seen to briefly comprise: Reception Hall, Large Sitting Room with feature fireplace, Separate Formal Dining Room, HUGE FEATURE KITCHEN with combined Dining and Seating space, Side Hall with Guests Cloakroom off, Utility, Broad Landing, FOUR GOOD DOUBLE BEDROOMS (the Principle Bedroom has ENSUITE) and Delightful House Bathroom. Fore Gardens, Double Garage and Generous Rear Garden.

The property is seen here in detail to comprise;

GROUND FLOOR

From the canopied front entrance a door with inset square leaded glazing and with an adjoining square leaded glazed window, opens to the;

LARGE RECEPTION HALL

Extending over 20 ft and with stairs leading off rising with a balustrade to the first floor accommodation. In addition there is a UPVC obscure double glazed window to the side, central heating radiator, oak panel flooring, ceiling light point and doors which lead off;

GENEROUS SITTING ROOM 19' 0" x 14' 0" (not including inglenook)

With a broad UPVC square leaded double glazed window to the front and additional UPVC double glazed windows into the inglenook which beholds a feature fireplace having projecting hearth and a recess with clear glazed door to an open fire. In addition there is a continuation of the oak panel flooring from the reception hall, two central heating radiators, provisions for a television and four wall light points.

SEPARATE FORMAL DINING ROOM 15' 1" x 12' 8" (when measured at widest points)

With a delightful UPVC square leaded walk-in box bay window to the front and with ample space for the arrangement of dining table, chairs and other furnishings as may be preferred. Within a recess there is discreet recessed lighting and, overall, there is a central ceiling light point.

Returning to the hall, a further door opens to the;

SUBSTANTIAL FAMILY KITCHEN 22' 2" x 19' 2" (when measured at widest points)

Undoubtedly a most notable feature of the property, combining a kitchens space with a family room area. The kitchen is furnished with an excellent range of cupboards and drawers, the base units are surmounted by marble work surfaces. A Belfast styled sink has surrounding natural wood carved drainer and a period styled mixer tap. An AGA is both gas fired to the right with substantial two ring burners and multi-function ovens, and adjoining there is a ceramic hob with further electric oven space below. The AGA is recessed with a display plinth hiding the extractor fan. Within a central position an island has a marble top, and microwave below. Fitted double door pantry cupboard, built-in "full sized" dishwasher, and with an impressive fitted dresser style unit having larger fridge and separate freezer integrated upon either side. A tiled floor extends through to the FAMILY ROOM AREA with space for breakfasting table and chairs and other seating as may be preferred. Provisions for a television, central heating radiator and with an array of recessed ceiling lights. Door to;

OUTSIDE

As earlier mentioned this RATHER SUBSTANTIAL, TRADITIONAL, DETACHED FAMILY HOME favours a position within this admired address, gently elevated and set back behind wrought iron double opening gates, and with an initial centralised impressed concrete driveway widening in front of the property to provide for excellent vehicular parking space and also to offer an approach to the property's feature canopied front entrance. To the left there is a;

DOUBLE GARAGE 18' 9" x 18' 6" (when measured together, overall)

An arrangement which has two singular sets of double opening doors, effectively creating two single garages side by side. There are UPVC double glazed windows to the rear, ceiling light points and a side pedestrian door.

ENCLOSED REAR GARDEN

Has both a balcony of decking and an impressed concrete drive. Both of which create an ideal space for entertaining and external dining when the weather allows. A level lawn beyond is broad, has suitable hardstandings for garden sheds, and to the far right a raised border with some established ornamental trees. Overall an enclosed aspect and one which has been planned for easier maintenance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			74
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			71
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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UTILITY

With a part square leaded glazed door to the side, and below a marble work surface there is an appliance position. Fitted double door cupboard, recessed ceiling lighting, and with doors leading off;

GUESTS CLOAKROOM

With UPVC obscure double glazed window to the side and appointed in white with a low level WC and circular hand wash basin having fitted vanity mirror above. Central heating radiator and recessed ceiling lighting.

BUTLER'S KITCHEN/KITCHENETTE 12' 2" x 5' 10"

An excellent "amenity kitchen" which has UPVC double glazed windows to the side and rear, and is furnished with an array of cupboards with marble work surfaces over and an inset one and a half bowl sink and drainer having mixer tap. Range of appliance space, fitted stainless steel canopy hood, central heating radiator and ceiling light point.

FIRST FLOOR

Returning once again to the reception hall, stairs lead off and rise with a balustrade turning upon passing a UPVC double glazed window, to continue to the;

BROAD LANDING

Which extends nearly 30 ft in length and has a continuation of the balustrade to the stair opening. There is a UPVC square leaded double glazed window to the front, ceiling light points and doors which radiate off;

BEDROOM ONE 19' 2" x 13' 1" (at widest points)

With a UPVC square leaded double glazed window to the side, central heating radiator, picture rail, array of recessed ceiling lights and with doors leading off;

WALK-IN WARDROBE 8' 0" x 4' 4"

With two hanging rails, large shelving above together with an array of recessed ceiling lights.

ENSUITE 7' 6" x 6' 7"

With a UPVC square leaded obscure double glazed window to the rear, and appointed with a white suite to include tiled shower recess with clear glazed screen door opening and with a fixed head shower within. Thoughtfully positioned extractor fan and, overall, with a "bowl styled" hand wash basin presiding above a vanity surface and, further with a low level WC. Central heating radiator and with recessed ceiling lighting.

BEDROOM TWO 13' 1" x 12' 7" (at widest points)

With a delightful walk-in UPVC square leaded box bay window to the front, central heating radiator and ceiling light point.

BEDROOM THREE 14' 0" x 10' 10"

With UPVC square leaded bow window to the front and an additional UPVC square leaded double glazed window to the rear. Central heating radiator, ceiling light point and with a door opening to a WALK-IN WARDROBE which has half moon leaded glazed window to the front and has an excellent range of storage space.

BEDROOM FOUR 10' 6" x 8' 1"

With a UPVC square leaded double glazed window to the front, central heating radiator and ceiling light point.

HOUSE BATHROOM 13' 2" x 7' 1"

With a tall UPVC obscure double glazed window to the side and appointed with a contemporary style suite in white to include a contemporary style roll top freestanding bath with centralised floor tap fittings, together with tiled shower recess with clear glazed screen door, trough styled hand wash basin with large vanity mirror over and linen shelf below and with a low flush close coupled WC. Central heating radiator, thoughtfully positioned ceiling extractor fan and with an array of recessed ceiling lights.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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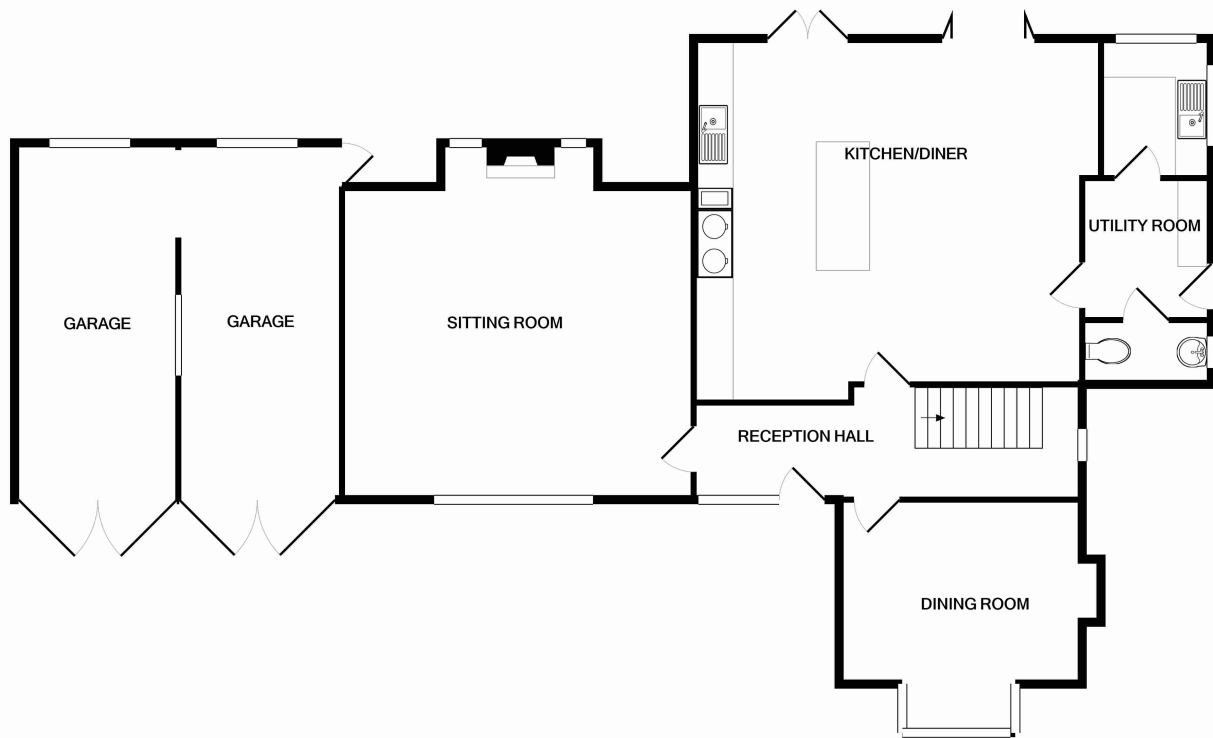
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GROUND FLOOR



1ST FLOOR

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