



**STUARTS GREEN, OFF REDLAKE DRIVE,
PEDMORE, STOURBRIDGE DY9 0XR**

Taylor's



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Pleasantly situated in this admired address off Redlake Drive, this **MOST GENEROUS, EXTENDED, DETACHED FAMILY HOME** affords a layout with many appealing features and is complimented by a Thoughtfully Landscaped Rear Garden. Having gas central heating and double glazing, the accommodation is seen to briefly comprise: Reception Hall, Guests Cloakroom, **LARGE EXTENDED SITTING ROOM** with Patio Doors, Further Family Room/Snug, Separate Dining Room which has been enlarged, **EXTENDED BREAKFAST KITCHEN**, Gallery Style Landing, Master Bedroom with **ENSUITE**, Three Further Good Bedrooms and Modern House Bathroom. Broad Block Paved Driveway, **DOUBLE GARAGE** and with a Lovely Rear Garden including Summer House.



In further detail the EXTENDED layout is seen here to comprise;

GROUND FLOOR

A timber front entrance door with inset ornate leaded glazing, and with adjoining diamond leaded obscure double glazed windows, opens to the;

RECEPTION HALL 18' 6" x 6' 7" (minimum)

With stairs leading off rising with a balustrade to the first floor accommodation (later mentioned), central heating radiator, coving to the ceiling, two ceiling rose and with doors radiating off;

GUESTS CLOAKROOM

With an obscure double glazed window to the side and appointed with a white suite to include low flush WC and pedestal wash hand basin having complementary splashback tiling around. Central heating radiator, coving to the ceiling and ceiling light point.

FAMILY ROOM/SNUG 13' 5" x 12' 6" (when measured at widest points)

With a delightful UPVC diamond leaded double glazed box bay window to the front, central heating radiator, provisions for a television and ceiling light point.

EXTENDED PRINCIPAL SITTING ROOM 27' 4" x 12' 7"

With large double glazed sliding patio doors enjoying a view to the thoughtfully landscaped rear garden and with a further double glazed window to the side both ensuring good natural illumination within this neutrally decorated room. A feature fireplace has a gently raised and projecting hearth, provision for an electric fire as preferred, and overall with two central heating radiators, provisions for a television, coving to the ceiling, three wall light points and two ceiling rose.

Returning to the reception hall, doors continue to lead off;

EXTENDED SEPARATE DINING ROOM 19' 9" x 12' 0"

With double glazed sliding patio doors viewing to the landscaped rear garden, additional double glazed window to the side, and with ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. Two central heating radiators, coving to the ceiling, wall light point and with two ceiling rose.



OUTSIDE

As earlier mentioned this **MOST DESIRABLE, EXTENDED FOUR BEDROOM, DETACHED FAMILY HOME** favours a position within this now established close which leads off Redlake Drive. Set back behind an easily manageable frontage, a **BROAD BLOCK PAVED DRIVEWAY** ensures ample vehicular parking space, an approach to the property's principal front entrance and also an approach to the;

DOUBLE GARAGE 17' 3" x 15' 6"

With an up-and-over door, part obscure glazed door to the side, ceiling light point and with a rear door returning to the reception hall.

LOVELY REAR GARDENS

Thoughtfully landscaped and naturally secluded, this is an aspect which can be approached from the sitting room, dining room or alternatively from side gated access. An initial shaped patio leads out to a well tended lawn which has borders incorporating an array of plants and shrubbery, together with Fuchsias and other flowers. To the rear boundary there is a further slabbed patio area and **SUMMER HOUSE** incorporating double glazed windows, recessed lighting and creates an ideal space at the foot of the garden. Just behind the summerhouse there is a timber tool shed. Overall a pleasant aspect and one felt to complement the accommodation found within.

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			
(21-38) F			
(1-20) G			
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



LARGE FAMILY BREAKFAST KITCHEN 19' 8" x 9' 7"

Once again an arrangement which has been EXTENDED AND REPLANNED to now afford greater space with a double glazed window at the rear viewing to the garden. There are an array of oak styled cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting roll edged work surfaces and including an inset stainless steel sink and drainer with mixer tap. Complementary splashback tiling forms a surround to the work surfaces and continues to the "built-in stainless steel cooker arrangement" which has a "four burner" gas hob, electric double oven below and overall stainless steel canopy hood. Range of wall mounted cupboards at eye-level providing for additional storage space, suitable space for a fridge/freezer as may be preferred and upon a tiled floor there is space for the arrangement of everyday dining/breakfasting table and chairs. Central heating radiator, array of ceiling lights and with a useful pantry cupboard having integral shelving.

Also from the reception hall there is a door to the garage (later mentioned).

FIRST FLOOR

Returning to the reception hall once again, stairs lead off and rise with a balustrade to;

GALLERY STYLE LANDING

Extending over 15 ft in length and with a continuation of the balustrade to adjoin the stair opening. UPVC diamond leaded double glazed window to the front, central heating radiator, loft access point, coving to the ceiling, ceiling light point and with doors leading off;

BEDROOM ONE 15' 2" x 12' 7"

With a double glazed window to the rear and being furnished with a range of fitted furniture to include wardrobes and dressing table, overhead cupboards and with bedside cabinets either side of space for a double bed. Central heating radiator, provisions for a television, three ceiling lights and with a door to;

ENSUITE 9' 8" x 5' 0"

Appointed with a four piece white suite to include shower enclosure with full height splashback tiling within, and with tiling continuing at half height to form a surround to the pedestal wash hand basin, low level WC and bidet. Heated towel radiator, extractor fan and ceiling light point.

BEDROOM TWO 10' 6" x 10' 0" (minimum only from wardrobes)

With a UPVC diamond leaded double glazed box bow window to the front, fitted range of mirror fronted sliding door wardrobes, dressing table with drawers, central heating radiator, provisions for a television and with three ceiling lights.

BEDROOM THREE 10' 7" x 9' 8"

With a double glazed window to the rear, fitted double wardrobe with adjoining cupboard, dressing table with drawers, central heating radiator and ceiling light point.

BEDROOM FOUR 9' 0" x 8' 5"

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

HOUSE BATHROOM 7' 3" x 6' 6"

With an obscure double glazed window to the side and appointed with a white suite to include offset corner bath with shower over, and with full height splashback tiling around the bath extending at part height to form a surround to the pedestal wash hand basin, low level WC and bidet. Heated towel radiator, and with a ceiling light point.

AIRING/LINEN CUPBOARD

Approached off the gallery landing and providing slatted shelving for linen storage.

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EPC

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TENURE

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VIEWING

By arrangement through STOURBRIDGE OFFICE (01384) 395555

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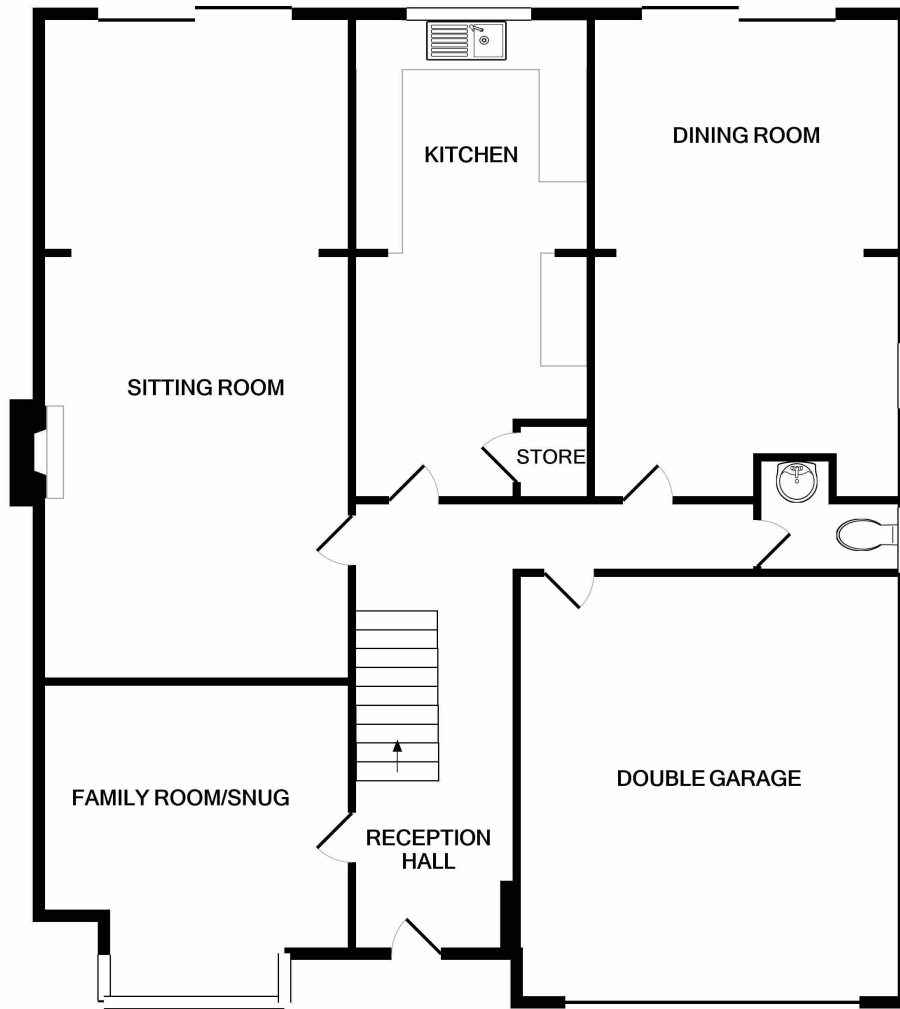
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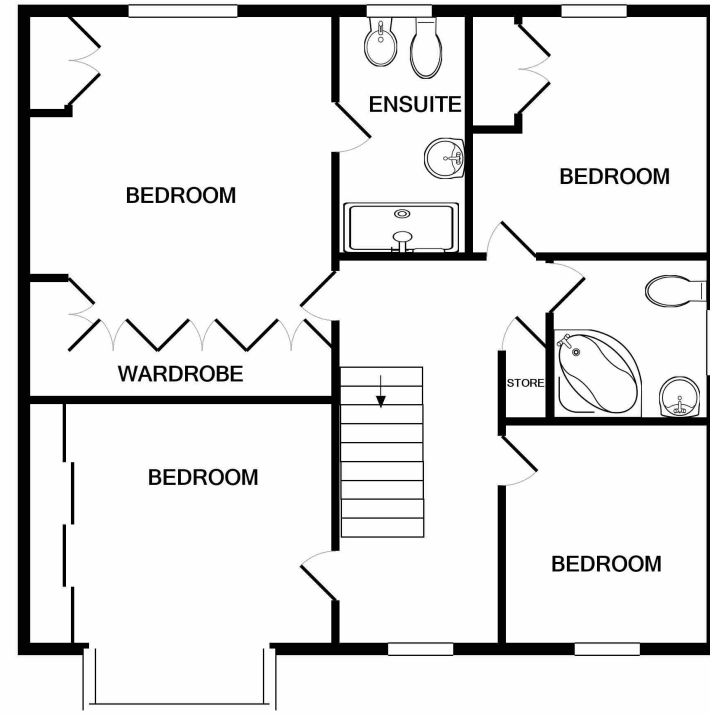
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GROUND FLOOR



1ST FLOOR

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