



1 The Meadows,
Pedmore, Stourbridge,
West Midlands DY9 0GW

Offers Over £735,000

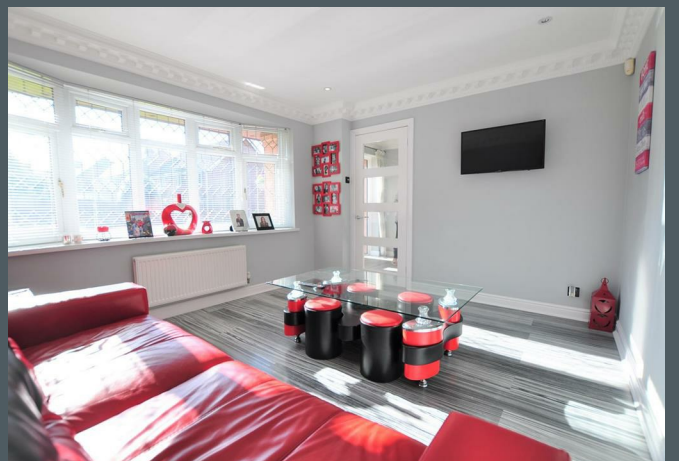
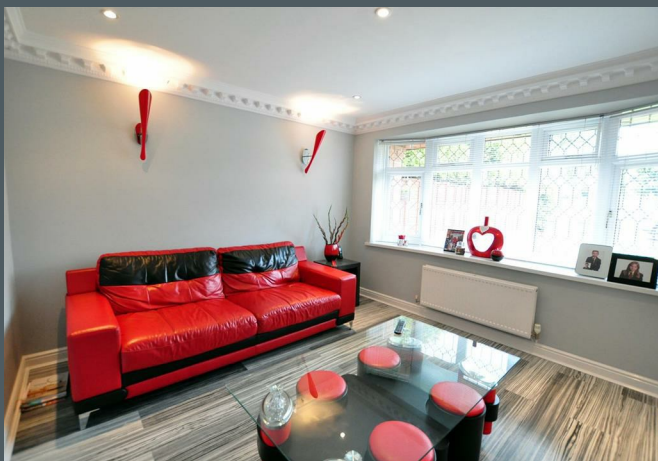
...doing things differently



BEAUTIFULLY PRESENTED AND RECENTLY EXTENDED SIX BEDROOM FAMILY HOME SET IN A POPULAR CUL DE SAC OFF REDLAKE DRIVE IN PEDMORE. Occupying one of the premier addresses in the area this family home offers extensive and versatile accommodation within easy reach of Hagley village and the obvious benefits including Hagley train station giving commuters opportunity to Birmingham, Worcester and beyond and yet also close by to the town centre of Stourbridge. For those wishing to enjoy outdoor pursuits the every popular National Trust Clent Hills is also a short journey. The property comprises of block paved frontage, welcoming reception hall, lounge and second reception room, downstairs w.c., beautifully refurbished open plan kitchen family space with large picture window overlooking rear garden. First floor landing gives access to four double bedrooms with master bedroom en-suite bathroom, bedroom two also with en-suite facilities, further family bathroom, second floor landing gives access to two further double bedrooms with bedroom five having en-suite. Internal inspection highly recommended. DAG 3/9/20 V1 EPC=C









Approach

Via large block paved driveway with lawned area to side, door giving access to:

Entrance hall

Having glazed side window giving the hall a feeling of light and space, grey ceramic tiled flooring, detailed cornice, low level lighting, inset ceiling light points, under stairs storage cupboard, doors radiating to:

Reception room one 11'1" x 11'5" (3.4 x 3.5)

Double glazed bow led window to front elevation, central heating radiator, detailed cornice to ceiling, inset ceiling light points.

Lounge 18'4" x 12'1" min 14'9" max (5.6 x 3.7 min 4.5 max)

Double glazed window and French doors to rear, feature vertical central heating radiator, inset ceiling light points, ornate detailed cornice to ceiling, living flame gas fire with marble effect stone surround, laminate flooring, wall mounted t.v. point.

Downstairs w.c.

Having w.c., central heating radiator, vanity sink, complementary tiling to walls, inset ceiling light point, ceramic tiled floor.

Kitchen area 14'5" into wall units x 12'1" max 8'2" min (4.4 into wall units x 3.7 max 2.5 min)

Range of high gloss white wall and base units with granite work surfaces over, mirrored effect glass splashbacks, integrated dishwasher, induction hob with filter hood above, integrated electric oven, fridge and freezer, corner carousel unit, inset ceiling light points, under unit lighting, large slow close hand drawers, feature vertical central heating radiator., continuing complementary grey tiling to floor, open plan breakfast bar, open plan entrance to family room.

Family room 16'0" x 11'5" (4.9 x 3.5)

Having large picture window to triangular windows above, further double glazed window and French doors giving access to rear garden, continuing grey ceramic tiled flooring, central heating radiator, wall mounted electric heater, inset ceiling light points.









Utility 4'11" x 6'10" (1.5 x 2.1)

Double glazed door to side, sink with drainer and mixer tap, range of matching cream high gloss wall and base units with integrated washing machine and tumble dryer space for appliances, sink with tap.

First floor landing

Double glazed window to front elevation, storage cupboard, staircase leading to loft conversion.

Bedroom one 15'8" x 14'9" into wardrobe (4.8 x 4.5 into wardrobe)

Double glazed leaded window to front, fitted mirrored sliding wardrobes with hanging space and shelving, inset ceiling light points, large tiled marble effect flooring.

En-suite bathroom 7'6" x 11'9" max 8'10" min (2.3 x 3.6 max 2.7 min)

Double glazed window to side, bath with vanity wash hand basin with storage below, corner shower cubicle, w.c., complementary tiling to walls, matching tiling to floor.

Bedroom two 11'1" into wardrobes x 13'5" into wardrobes (3.4 into wardrobes x 4.1 into wardrobes)

Double glazed window to rear overlooking garden and parkland beyond, fitted mirrored wardrobes to two walls, central heating radiator.

Bedroom three 15'5" x 15'1" into wardrobes 12'1" min (4.7 x 4.6 into wardrobes 3.7 min)

Double glazed window to rear, central heating radiator, fitted wardrobes and dressing table.

Bedroom four 9'2" x 12'5" (2.8 x 3.8)

Window to front, central heating radiator, laminate flooring.

Family bathroom

Double glazed obscured window to rear, bath with walk in shower with drench shower head, vertical heated towel rail, wash hand basin with storage drawers beneath, w.c., complementary marble effect tiling to walls and floor, inset ceiling light points, wall mounted third vanity unit.

Second floor landing

With sky light window to front, doors radiating to:

Bedroom five 12'5" x 15'5" (3.8 x 4.7)

Agents Note: Clients must take into account the restricted roof height due to the sloping roof.

Two double glazed skylight windows to rear, views over garden and parkland beyond and local countryside, t.v. point.

Bedroom six 15'5" max 5'10" min x 15'8" max 9'2" min (4.7 max 1.8 min x 4.8 max 2.8 min)

Agents Note: Clients must take into account the restricted roof height due to the sloping roof.

Two skylight windows to rear, central heating radiator, t.v. point, door leading to en-suite bathroom.

En-suite bathroom

Skylight window to rear, vanity sink, w.c., bath with shower attachment, complementary tiling to walls and floor.

Garage 14'9" x 16'8" (4.5 x 5.1)

Electrically operated double opening doors, double glazed door to side, outside tap, central heating boiler, door leading to hallway.

Garden

Having patio area with pathway leading through lawn, mature borders, circular patio area, path giving access to summer house/playroom, gate to side path.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

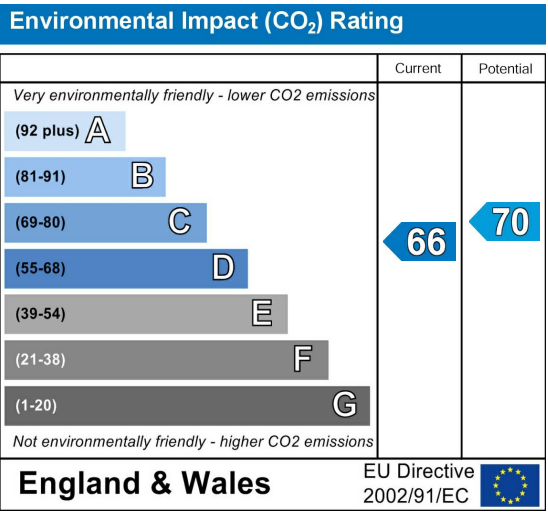
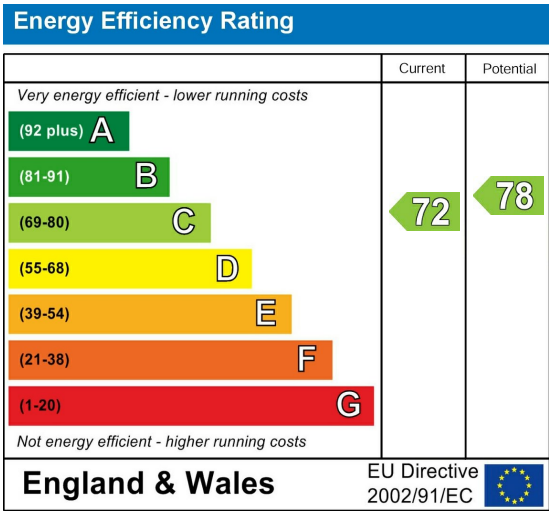
Referral Fees

We can confirm that if we are sourcing a quotation or

quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

MONEY LAUNDERING REGULATIONS: In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following: 1. Satisfactory photographic identification. 2. Proof of address or residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove Ltd reserves the right to obtain electronic verification.



Lex Allan Grove Estate Agents
129 Worcester Road, Hagley
Worcestershire DY8 0NN

01562 270270
lexallangrove.com
hagley@lexallangrove.com

Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

...here's just a few of them



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts



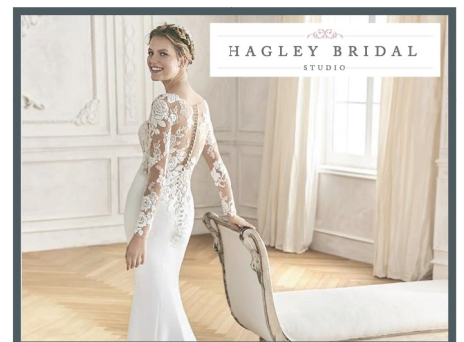
The Vine Inn, Clent - a favourite local haunt



Destina by Good Travel - dedicated travel experts



fig & favour - modern food emporium



Hagley Bridal Studio - exceptional service



Our Plaiice - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



Robinson & Sproson - professional eye care

...doing things differently