



The Lodge, Ferndale Park, Pedmore, Stourbridge, DY9 0RB



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Summary...

'The Lodge' is a one-of-a-kind and distinctive-style five bedroom detached residence with grand and opulent interiors perfect for multi generation living. Having been meticulously and sympathetically modernised with naturally private aspect; this property demonstrates a rare and unique opportunity for the most discerning buyers and internally briefly comprises: entrance porch, stunning reception hall complete with bespoke staircase, vaulted ceiling and open cloak cupboard, spacious lounge diner with gas fire and patio doors to rear garden, magnificent kitchen living family room creating the perfect sociable backdrop for entertaining with picture-frame vaulted window, bespoke cabinetry with Granite countertops, centre island with extended seating, a plethora of high-end built-in appliances ideal for cooking enthusiasts and bi folding doors favouring in-door-out-door living. Adding an essential sense of practicality is a guest WC and integral double garage. The other wing showcases the primary ground floor bedroom with luxury en suite having roll-top free standing bath, inset television screen and separate shower, further double bedroom with open storage and additional shower room. Continuing upstairs off the gallery-style landing leads to three further double bedrooms, one with access to loft space with potential to create a dressing room, and family bathroom. The rear garden is thoughtfully manicured with shaped lawn, block paved seating, well established planted shrubs with complimentary downlighting and side access leading to detached garage and large driveway. The property falls a short distance to Stourbridge and Hagley train stations, motorway network as well as reputable nearby schools, local shops and Stourbridge Golf Club. Viewings are highly advised to appreciate what this stunning family home has to offer!



Front of The Property

To the front of the property is a large block paved driveway, up and over doors to integral and detached garaging, gated side access, outside lighting, mature shrub screening, feature three-light lamppost and ornate stained glass windows and door leading to entrance porch.

Porch

With feature stained glass door and windows leading from the front of the property, tiled floor, door and windows to reception hall.

Reception Hall

With a door leading from entrance porch, feature staircase with under strip lighting and decorative spindles, open cloak cupboard, featured tiled wall, wall and recessed spotlights, vaulted ceiling, doors to various rooms, ornate circular window to side, skylight windows and two central heating radiators.

Lounge Diner

With doors leading from reception hall and kitchen living family room, comfortable space for both seating and dining, feature open gas fire, coving, ceiling, wall and spotlights, double glazed patio doors to rear, further stained glass double glazed windows to front and three central heating radiators.

Kitchen Living Family Room

With doors leading to various rooms, this high quality bespoke fitted kitchen offers a wide range of matching wall and base units, Granite worksurfaces with matching upstands, double belfast sink with hose tap and drainer grooves, eye-level double oven and grill, warming drawer, separate gas hob with stainless steel cooker hood over, further ceiling extractor system, full length fridge and freezer, dishwasher, centre island with inbuilt storage, extended dining table, pop-up sockets, further curved cabinetry, pan drawers, vaulted ceiling, space for seating, recessed spotlights and under cupboard lighting, tiled under floor heating, feature picture frame double glazed window to rear and further double glazed windows and bi folding doors to garden.

Guest WC

With a door leading from kitchen living family room, WC, wash hand basin set into vanity unit with marble top and complimentary upstand and sill, tiled underfloor heating, recessed spotlights and double glazed window to side.

Primary Bedroom

With doors leading from reception hall and en suite, matching wall and ceiling lights, tiled floor, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from primary bedroom, large roll-top free standing bath, separate shower attachment, corner shower with waterfall shower head and separate shower attachment, floating wash hand basin set into vanity unit, WC, wall, recessed and ceiling lighting, illuminate mirror, inset vanity shelving and television, complimentary brass finishing, tiled floor and walls, double glazed window to rear and a column central heating towel rail.

Second Ground Floor Bedroom

With a door leading from reception hall, open wardrobe area, coving, tiled floor, wall lights, stained glass double glazed window to front and a central heating radiator.

Shower Room

With a door leading from reception hall, large corner shower, waterfall shower head and separate shower attachment, WC, floating wash hand basin set into vanity unit, wall, recessed and ceiling lighting, tiled walls and floor, double glazed window to side and a column central heating towel rail.

Gallery Landing

With feature staircase with under strip lighting and decorative spindles leading from reception hall, feature tiled wall, doors to various rooms, wall lights, decorative archway and mouldings, loft access, space for study or reading nook, doors to various rooms, stained glass double glazed window to front and a central heating radiator.

Bedroom Three

With a door leading from gallery landing, feature beams, walk-in wardrobe/storage, eaves storage, double glazed window to rear and a central heating radiator.

Bedroom Four

With a door leading from gallery landing, feature beams, eaves storage, stained glass double glazed window to front and a central heating radiator.

Bedroom Five

With a door leading from gallery landing, multi-functional loft space with potential to convert to dressing room or additional en suite, further loft access, feature beams, eaves storage, stained glass double glazed window to front and a central heating radiator.

Bathroom

With a door leading from gallery landing, large corner bath, feature beams, WC, wash hand basin set into vanity unit, tiled walls, shaver point, recessed spotlights, skylights and central heating radiator.

Integral Double Garage

With a door leading from kitchen living family room, useful storage space, light, power, up and over door to front, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler and double glazed door to side.

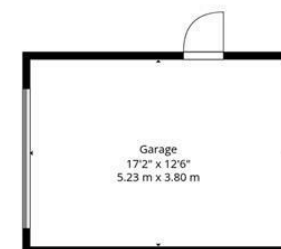
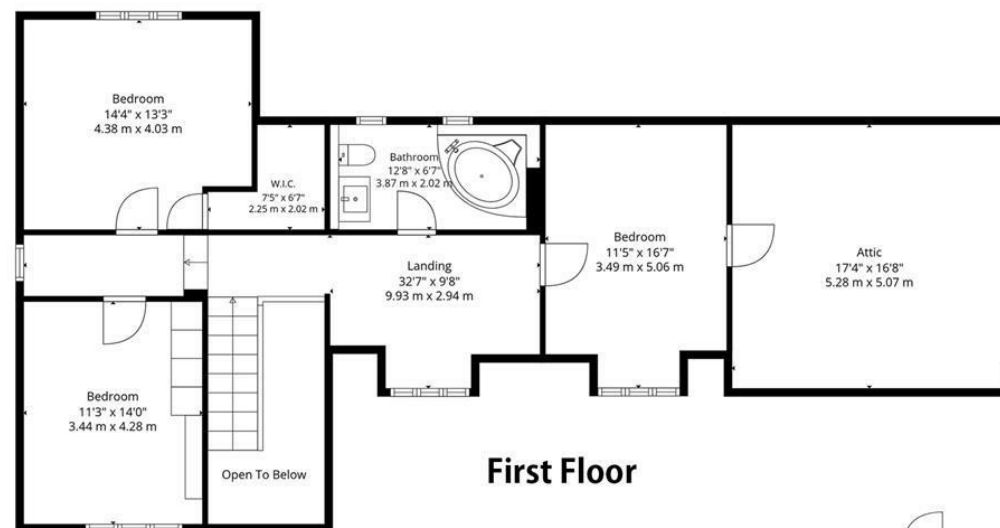
Detached Garage

With up and over door leading from the front of the property, light and power, tap, shelves, eaves storage, door to side and a central heating radiator.

Garden

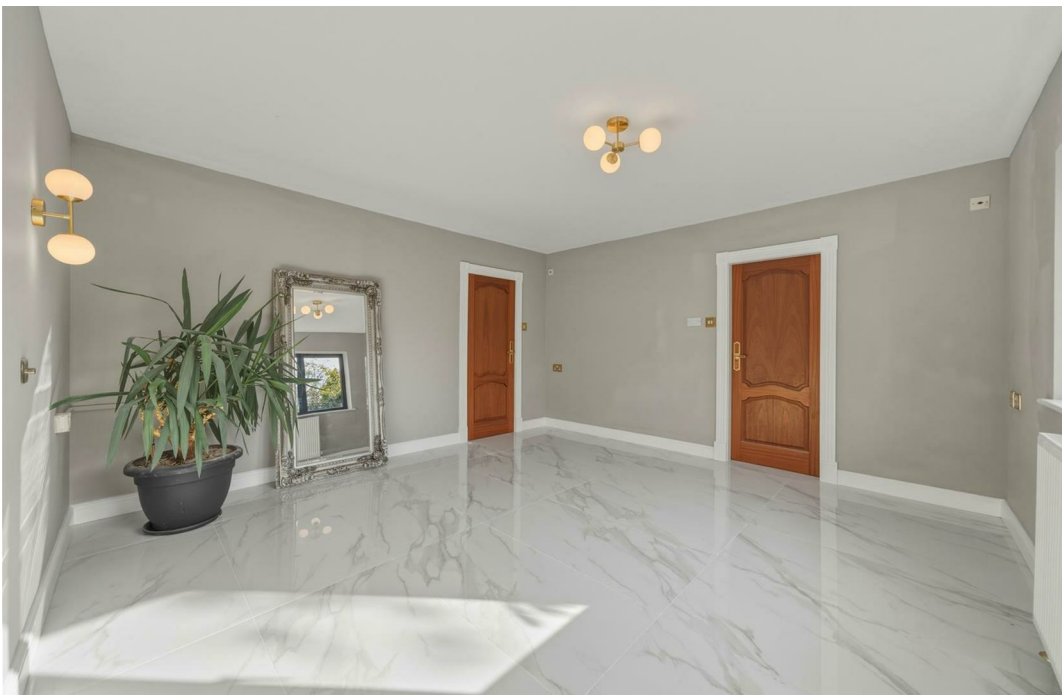
With double glazed patio and bi folding doors leading from lounge diner and kitchen living family room to a block paved patio seating area, manicured shaped lawn, mature thoughtfully planted shrub borders, corner seating, Wisteria, outside lighting, decorative chipping stones, outside tap, gated side access and door to detached garage.

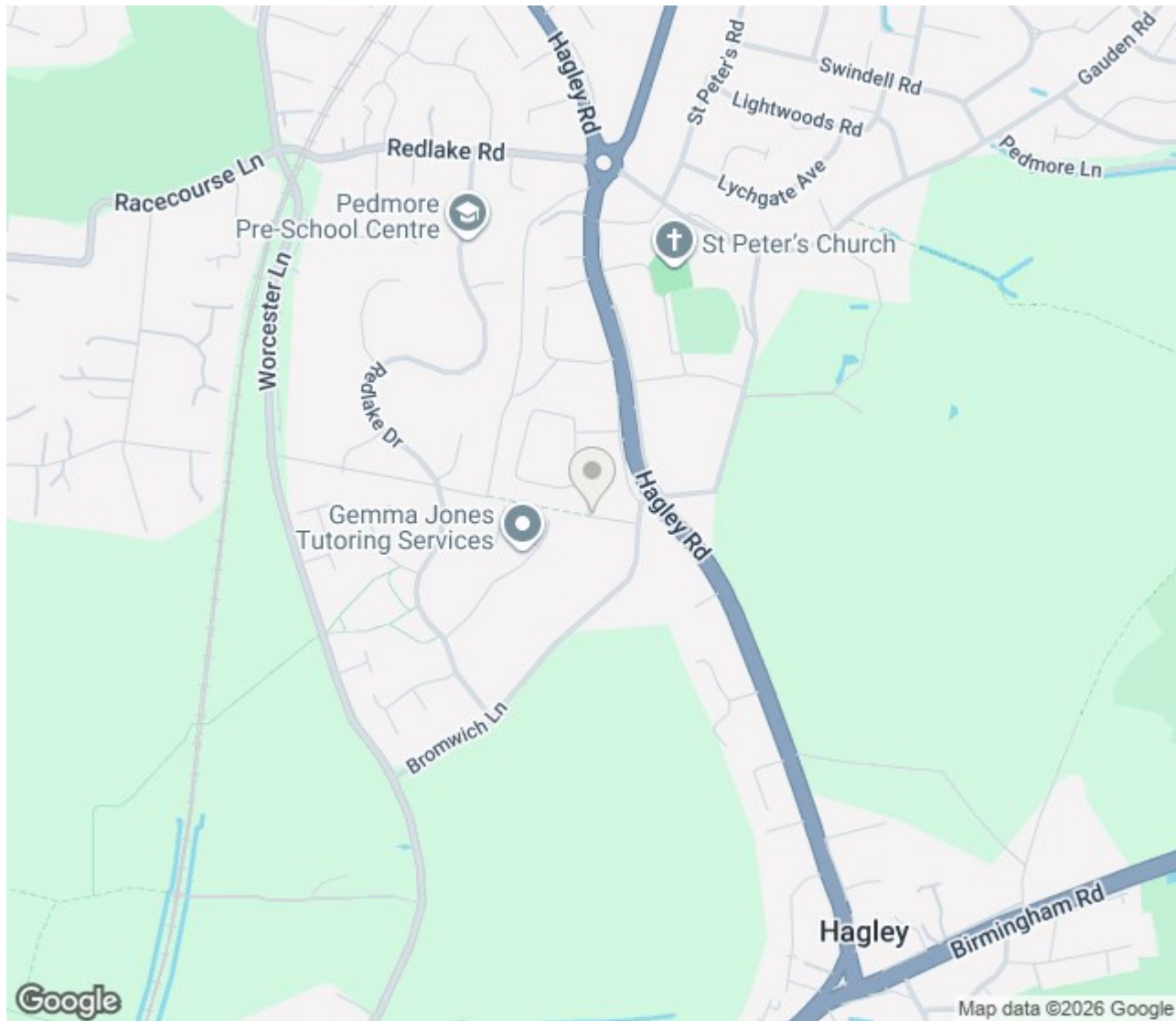




Main House Approximate Area: 258m² | 2772 sq ft.
Outbuildings Approximate Area: 49 m² | 523 sq ft.
Total Approximate Area: 307m² | 3295 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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