



Woodcroft

Quarry Park Road | Pedmore | Stourbridge | West Midlands | DY8 2RE

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Woodcroft.

Located on the esteemed Quarry Park Road, Woodcroft is a substantial gated family residence with fabulous potential for further expansion.

Quarry Park Road, positioned between Hagley and Stourbridge, is popular amongst its residents and is a highly sought after address for aspirational moves. Just down the road from Stourbridge Golf Course, the surrounding area is filled with countryside, whilst also being just a short distance away from amenities within the neighbouring towns and villages. Commuter links are excellent; the motorway networks are a ten minute journey in the car and Stourbridge Junction train station provides direct links to Birmingham and Worcester.

Upon approach via electric gates, the driveway allows secure parking for up to five vehicles, alongside the double garage. The downstairs accommodation comprises a large living room and dining room with dual-aspect views of the surrounding grounds, a modern kitchen with high-end appliances, separate utility room, snug, office and conservatory with French doors out to the garden. The four reception rooms enable families to enjoy spending time together or to branch out after work or school during the evenings.

On the second floor, the impressive master suite with large dressing room and spacious en-suite bathroom is a relaxing retreat to unwind after a busy day. The further four bedrooms, the second of which with its own en-suite and the house bathroom are ideal for hosting loved ones.

Externally, the extensive private rear garden with large patio and lawns is the ideal space for children to play and spending time with family and friends. The perfect blank canvas, the options to explore for landscaping are endless and allow for you to create your own tranquil escape.

To arrange a viewing appointment of this exceptional family home, please contact our Hagley branch







Approach

Approached via electric gates, through to a large driveway offering parking for several vehicles and a well maintained lawn to front with mature planter beds.

Entrance Hall

With central heating radiator, wood flooring and stairs leading to the first floor landing. Doors lead through to:

Dining Room 13'1" max 6'6" min x 18'8" max 15'8" min
(4.0m max 2.0m min x 5.7m max 4.8m min)

With double-glazed bay window to front and window to rear, two central heating radiators and wood flooring. Door leads through into the living room.

Living Room 15'8" max 14'5" min x 23'3" max 5'2" min
(4.8m max 4.4m min x 7.1m max 1.6m min)

With double-glazed bay window to front, two double-glazed windows to side and French doors out to the rear. There are three central heating radiators and a large feature sandstone fireplace with log burner and slate hearth.

Snug 13'5" max 12'5" min x 11'1" max 2'11" min
(4.1m max 3.8m min x 3.4m max 0.9m min)

With double-glazed window to front, central heating radiator, herringbone wood flooring and feature fireplace.

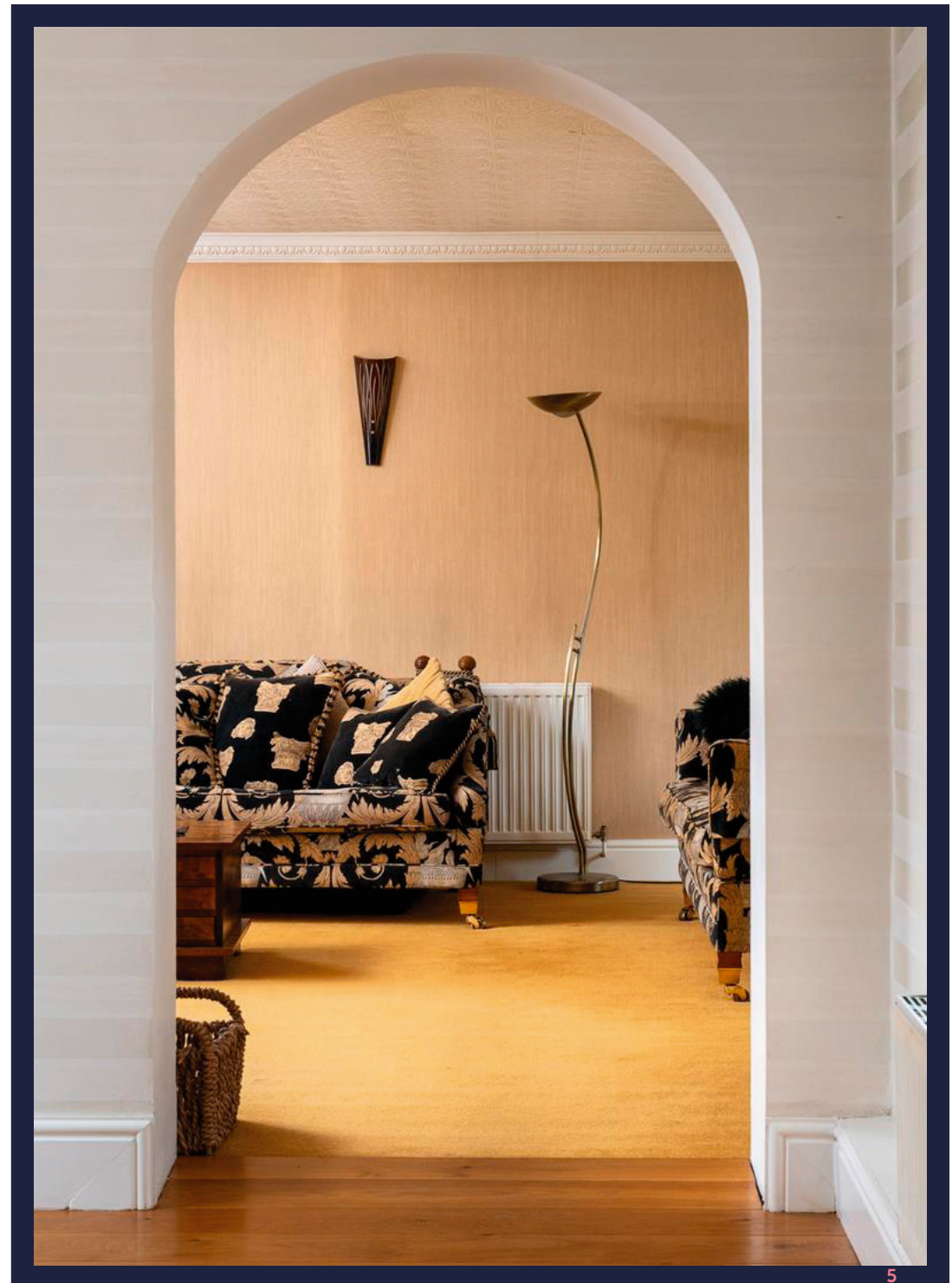
Kitchen 22'7" max 11'9" min x 21'3" max 10'9" min
(6.9m max 3.6m min x 6.5m max 3.3m min)

With dual-aspect double-glazed windows to front and rear, French doors into the conservatory, two central heating radiators and tiled flooring. Featuring bespoke wall and base units with granite worksurface over, two bowl stainless steel sink, integrated dishwasher, fridge and freezer. There is a variety of high spec Miele appliances including hob with extractor fan overhead, oven, steam oven, microwave and two warming drawers.

Door leads through to the hallway giving access to the utility, study and garage.

Conservatory 15'5" max x 11'5" max (4.7m max x 3.5m max)

Accessed via the kitchen with double-glazed windows surrounding, French doors out to the garden and tiling to floor.









Hallway

With central heating radiator, tiled flooring and doors leading to:

Utility

9'10" x 7'2" (3.0m x 2.2m)

With double-glazed window to rear, two central heating radiators and tiling to floor. There are fitted wall and base units with work surface over, stainless steel sink and space and plumbing for white goods.

Study

13'5" max 12'5" min x 11'1" max 2'7" min

(4.1m max 3.8m min x 3.4m max 0.8m min)

With double-glazed window to front, central heating radiator, herringbone style wood flooring and feature iron fireplace.

WC

With obscured window to rear, chrome towel radiator and wood flooring. There is a large vanity sink with storage and a WC.

Cloakroom

With tiled flooring and storage for coats and shoes.

First Floor Landing

With two double-glazed windows to rear and central heating radiator. Doors lead to:

Bedroom One

21'11" x 21'3" (6.7m x 6.5m)

With dual-aspect double-glazed windows to front and rear, four central heating radiators and cupboard with house boiler. Opening leads through to the dressing room.

Dressing Room

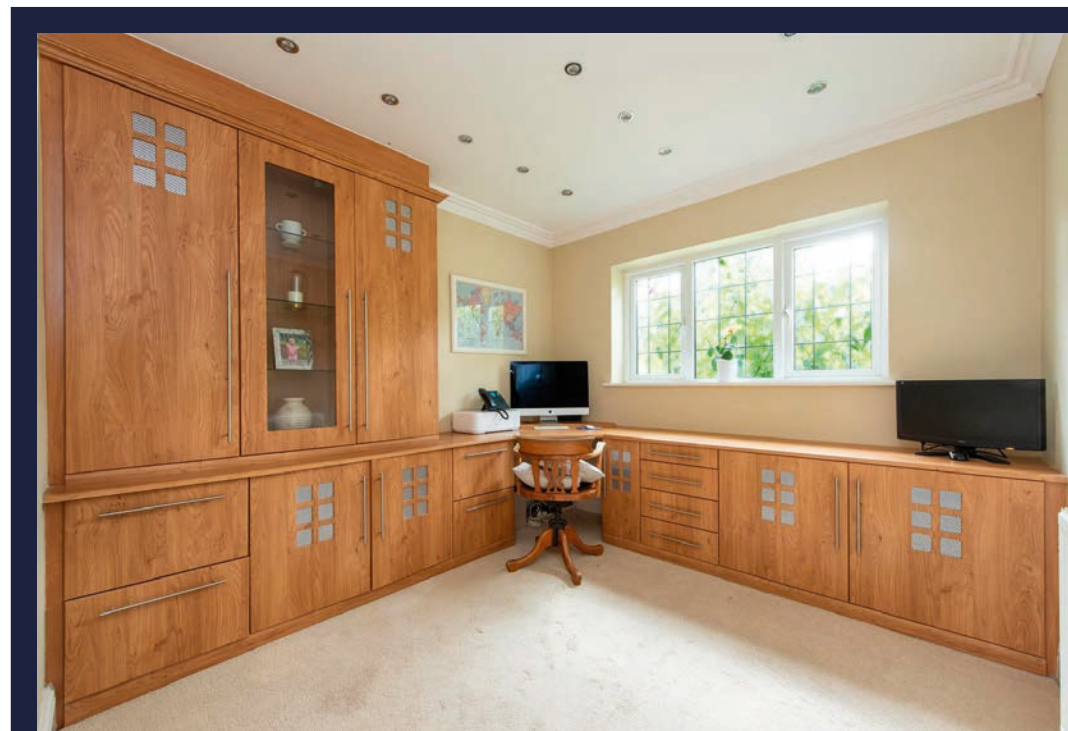
14'9" (not into wardrobes) x 20'11"

(4.5m (not into wardrobes) x 6.4m)

With double-glazed window to front, two central heating radiators and ample fitted wardrobes for storage.

En-suite

With dual-aspect double-glazed windows to side and rear, two central heating radiators and tiling to floor and walls. There is a free-standing bath with hand held shower, 'His & Hers' hand wash basins, WC, bidet and large walk-in shower cubicle.





Bedroom Two

15'8" max 13'5" min x 15'8" max 4'11" min
(4.8m max 4.1m min x 4.8m max 1.5m min)

With double-glazed window to front, central heating radiator and door through to the en-suite.

En-suite

With obscured double-glazed window to rear, two central heating radiators and tiling to floor and walls. There is a WC, 'His & Hers' vanity sinks, bidet and shower cubicle with drench head over.

Bedroom Three

13'1" x 11'1" (4.0m x 3.4m)

With double-glazed window to front and central heating radiator.

Bedroom Four

10'5" x 11'1" (3.2m x 3.4m)

With double-glazed window to front, central heating radiator and fitted wardrobes for storage.

Bedroom Five

6'10" x 11'1" (2.1m x 3.4m)

With double-glazed window to front, central heating radiator and fitted wardrobes for storage.

Bathroom

With obscured double-glazed window to rear, chrome towel radiator and tiling to walls. There is a WC, hand wash basin, fitted bath and corner shower cubicle with power shower.

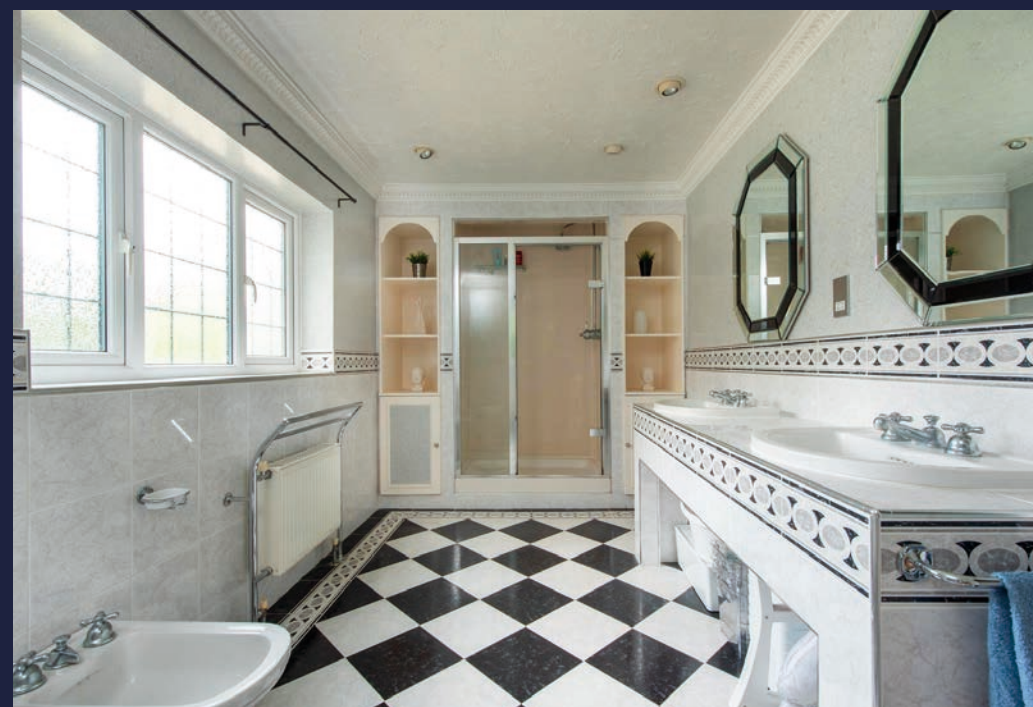
Garage

17'8" x 36'5" (5.4m x 11.1m)

With up and over garage door, double-glazed window to rear and door out to the garden. There is lighting overhead, electric points and house boiler.

Garden

An extensive, private low-maintenance garden with large lawns, paved patio area and mature shrubs and trees.







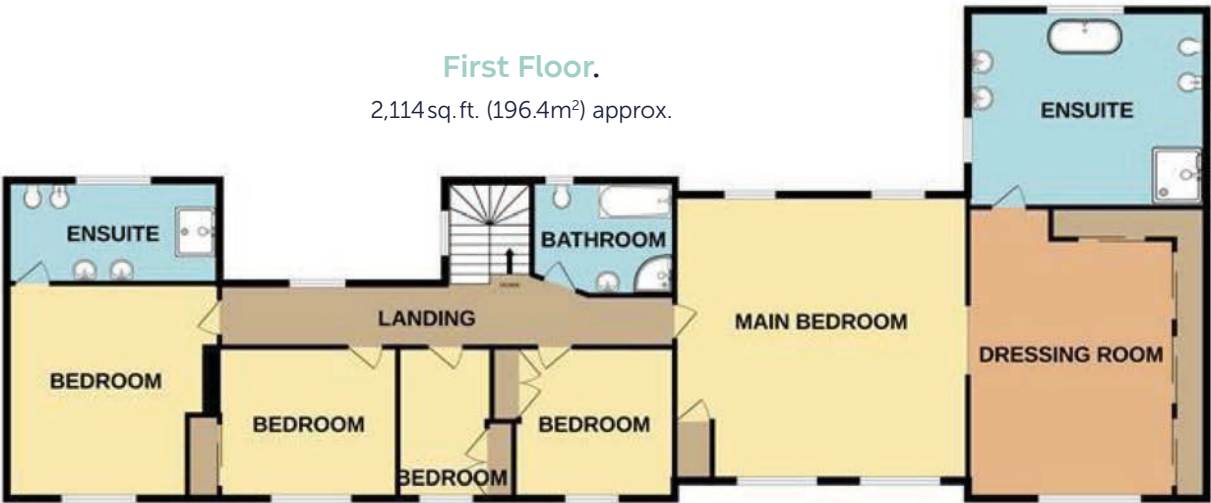
Floorplans & EPC.

TOTAL FLOOR AREA.
4,450sq. ft. (413.4m²) approx.

Ground Floor.
2,336sq. ft. (217.0m²) approx.



First Floor.
2,114sq. ft. (196.4m²) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026

ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Location.

Woodcroft, Quarry Park Road
Pedmore, Stourbridge
West Midlands DY8 2RE.

What3Words: ///sing.yard.notes

WOODCROFT is situated on the highly sought-after Quarry Park Road in Pedmore.

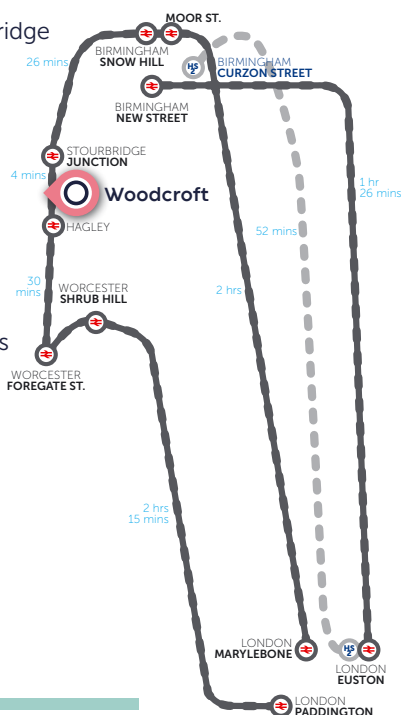
There is a wide choice of excellent schools at both primary and secondary levels nearby. Countryside walks and a variety of leisure pursuits are also on your doorstep, with Stourbridge Golf Club a short walk away.

The property lies in a convenient location for train links to Worcester, Birmingham and beyond from Stourbridge Junction and Hagley train stations.

The M5 junction 4 and the Midlands Motorway Network are also a short drive away.

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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, Grove Properties Group 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00. This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

View by appointment only with Grove Properties Group

Opening times:

Monday - Thursday 9:00am to 5:30pm

Friday 9:00am - 5:00pm



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