



The  
**LEE, SHAW**  
Partnership

**Cedar House**  
Little Oaks Drive, Lawnswood, Stourbridge DY7 5QQ





## Cedar House

Cedar House has been superbly improved, extended and totally transformed by the present owners who have spared no expense in creating a large, substantial 5/6 Bedroom Detached Family home with added Wow Factor and great kerbside appeal, set in good size Grounds with Gated Entrance to the large Driveway.

At around 5,000 sq ft, the property is genuinely spacious and there is further potential to extend with Planning Permission Approved by South Staffordshire District Council Ref: 25/00457/FULHH 12.8.2025 for a 2 storey side extension.

Little Oaks Drive is one of South Staffordshire's more exclusive and premier addresses with the Lawswood Area and its leafy position considered to be one of the more sought after residential neighbourhoods, enjoying its location on the rural edge of Wordsley, adjacent to countryside, yet easily accessible by road to Kinver Village, Kidderminster, Stourbridge & Wolverhampton Towns, Merry Hill Shopping Centre and the wider West Midlands commuter belt.

Appointed to a high standard, the main entrance creates an impressive open-plan feel, with a Gallery Landing over and lantern roof. The accommodation may suit multi-generational living and inspection is essential to fully appreciate.

With gas underfloor heating (with radiator to parts), double glazing and comprising: Large Open-plan Hall, Guest Cloakroom, Family Room, Breakfast Kitchen, Utility Room, Dining Room, Lounge, Ground Floor Bedroom with En-Suite (Bedroom 6 or Sitting Room over), Gallery Landing, Principal Bedroom Suite including large Bedroom with Balcony off, En-Suite Shower Room, En-Suite Bathroom, Walk-in Wardrobe and Dressing Room, Bedroom 2 with En-Suite Bathroom and Loft Room over, Bedroom 3 with En-Suite Shower Room, Bedroom 4 with En-Suite Toilet and Double Garage.

There is a split level Rear Garden laid for ease of maintenance with top patio area and lower garden area with artificial turf.

OVERALL, THIS IS AN IMPRESSIVE AND SPACIOUS FAMILY HOME, IN A SOUGHT AFTER LOCATION. VIEWING IS HIGHLY RECOMMENDED.





# Ground Floor

On the Ground Floor, there is an impressive open-plan Reception Hall having a large tiled floor with underfloor heating, composite double glazed doors to front with UPVC double glazed side screens, feature oak staircase to 1<sup>st</sup> Floor, with glass balustrade and Gallery Landing over, Store (below stairs), recessed ceiling lights, ceiling speakers, wide opening to Dining Room and to Kitchen, exposed brickwork to front and with doors leading off.

There is a Guest Cloakroom having white wc with grey gloss concealed cistern, combined white basin with grey gloss vanity cupboard below, half tiled walls, tiled floor with underfloor heating, X-pelair, recessed ceiling lights and Cupboard (with manifold for underfloor heating).

A Family Room, located to the front, has a double glazed front window and 2 side double glazed windows, recessed ceiling lights, ceiling speakers and Karndean floor with underfloor heating.

The Breakfast Kitchen is open-plan to the Hall, having a comprehensive range of graphite and light grey style wall and base cupboards, quartz worktops, inset sink with boiling water tap, low-level plinth lighting, under cupboard lighting, recessed ceiling lights, tiled floor with underfloor heating, ceiling speakers, side obscure double glazed window, Neff hide & slide built-in oven, Neff built-in microwave oven with warming drawer below, Bosch integrated dishwasher, tall housing with large integrated fridge, separate undercounter fridge, 2 undercounter freezers, large centre island with drawers below and Neff vented ceramic hob, 2 wine coolers, large breakfast bar, double glazed rear fixed window to floor, side and rear double glazed bi-fold doors to Covered patio and Garden.

There is an open-plan Dining Room immediately adjacent to the Breakfast Kitchen and leading from the Hall, having a tiled floor with underfloor heating, large rear double glazed fixed window to floor, feature two sided tiled fireplace through to Lounge and recessed ceiling lights.

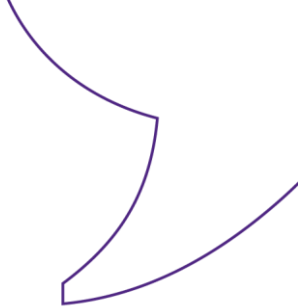
The Lounge is accessed to either side of the feature tiled fireplace and this large room, to the rear of the property, has a tiled floor with underfloor heating, obscure double glazed side window, recessed ceiling lights, ceiling speakers and double glazed rear bi-fold doors to Garden. There is a door to an Inner Lobby and door to a Side Lobby.











The Side Lobby has a UPVC external side door, skylight and recessed ceiling lights. The Inner Lobby has a door opening to the Double Garage having electric shutter door, 2 Ideal gas central heating boilers, 2 Ideal hot water storage tanks and there is an external side door.

There is a Utility Room adjoining the Breakfast Kitchen and this has a range of wall and base cupboards, quartz worktops, 2 tall cupboards, 2 appliance spaces, recessed ceiling lights and a double glazed door to the Rear Lobby having tiled floor, 2 skylights and door to Rear Garden.

Also leading from the Reception Hall, there is a Ground Floor Bedroom 5 having double glazed side window, large double glazed front window to floor, recessed ceiling lights and there is a Walk-in Wardrobe (with shelving and hanging space and recessed ceiling lights) and an En-suite Bathroom having a white suite with L-shaped bath having side screen and waterfall shower over, wc with grey concealed cistern, wide basin with grey vanity drawers below, tiled floor with underfloor heating, tiled walls, X-pelair and recessed ceiling lights. Stairs lead from the Bedroom to a further Bedroom 6 or Sitting Room above, having 2 double glazed windows, Karndean floor, radiator, recessed ceiling lights and double glazed rear door to external decked area.

## 1st Floor

On the 1st Floor there is a Gallery Landing which is a real feature of the property, with the main area having a glass balustrade to stairs and lantern roof to the front, exposed brickwork to part and double glazed front and side window, underfloor heating and recessed ceiling lights. Doors lead off to 4 Bedrooms.





The Principal Bedroom Suite is generous and well laid out, having an L-shaped Hallway with recessed lights and radiator, wide opening to Bedroom and with doors leading off. There is a Walk-in Wardrobe (having built in shelving and hanging space, recessed ceiling lights, light tube and double doors to further Walk-in Linen Store housing the manifold for underfloor heating, loft access and recessed ceiling lights). There is an En-suite Shower Room, to the side, with walk-in shower having side screen and waterfall shower, white wc, basin and vanity cupboard below, tiled walls, tiled floor with underfloor heating, recessed ceiling lights, extractor and obscure double glazed side window. There is a further En-suite Bathroom having a white freestanding shaped bath, wide basin with vanity drawer below, recessed ceiling lights, tiled walls, tiled floor with underfloor heating and internal screen to Bedroom with privacy feature. The Bedroom itself is an impressive size having a vaulted ceiling and recessed to ceiling lights, air conditioning unit, radiator, large feature A-frame style double glazed window to rear with 2 double glazed doors on either side, each with Juliet glass balcony screen. In addition, there are double glazed side doors to a good size external Balcony having chrome and glass balustrade and composite decking. There is also a separate Dressing Room with a range of wardrobes to one wall, obscure double glazed rear window to Balcony, vaulted ceiling and recessed lights.

Bedroom 2, to the rear, has its own Entrance Area having built-in wardrobe having sliding mirror doors, Karndean floor with underfloor heating, recessed ceiling lights, built-in drawers and double cupboard and with the Bedroom Area having air conditioning unit, an A-frame double glazed window with centre door leading to a Rear Balcony having composite decking and chrome and glass balustrade. There is also a Loft Area above the Bedroom having space saver stairs, and the loft area has restricted head height and has a double glazed roof window to front and rear and there are recessed ceiling lights. There is an En-Suite Bathroom with white suite having L Shaped bath with side screen and waterfall shower over, wc, basin with 2 vanity drawers below, part tiling, tiled floor with underfloor heating, recessed ceiling lights and obscure double glazed window.

Bedroom 3, to the front, is another generous size having underfloor heating, large front double glazed window to floor, side double glazed window and additional obscure double glazed side window, 2 double built-in wardrobes, recessed ceiling lights and door to En-suite Shower Room having a white suite with corner shower cubicle having curved screen door, WC with concealed cistern, basin with vanity drawers below, tiled floor with underfloor heating, tiled walls, recessed ceiling lights and light tube.

Bedroom 4 is another double size room with double glazed window to front, recessed ceiling lights, under floor heating and door to En-Suite Toilet with white wc having concealed cistern, combined basin with vanity cupboard below, tiled walls, tiled floor and obscure double glazed side window.

The Rear Garden has a good size porcelain tiled patio area in two parts with artificial turf, raised pond to corner, chrome balcony rail and Covered patio area with recessed lighting. There is access at the sides with steps leading to the Lower Garden Area with artificial turf and border to one side with slate infill.

At the front of the property, there is a sloping entrance with electric gates opening to a generous size tarmac Driveway, providing excellent off road parking, and there is a retaining wall to the front with lawn and trees and there are gates on both sides of the property leading to the rear.

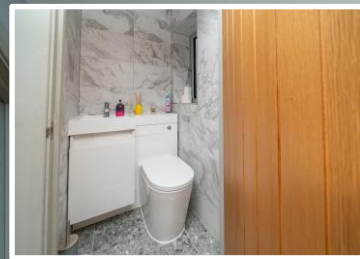
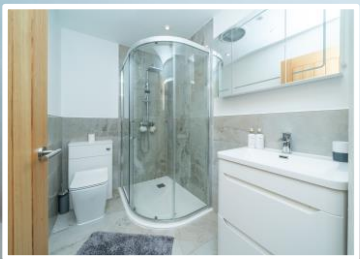
There is a water treatment system . There are trees with Preservation Orders.





WE DON'T SELL HOUSES,  
WE SELL HOMES.









## Additional Information

Tenure: Freehold.

Construction: brick with a pitched tiled roof.

Services: Mains water, gas and electricity are connected. Drainage is a private water treatment system.

Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band F.



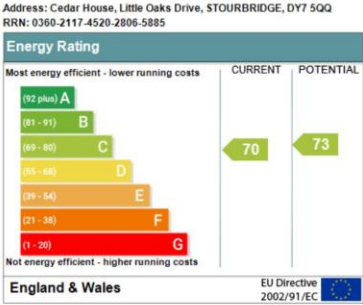
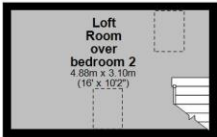


The  
**LEE, SHAW**  
Partnership

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on [www.leeshaw.com/downloads/referral-fees.pdf](http://www.leeshaw.com/downloads/referral-fees.pdf)



# FLOOR PLANS



Total area: approx. 471.5 sq. metres (5075.2 sq. feet)



# The **LEE, SHAW** Partnership

---

VALUE. SELL. LET.

**Selling Agents: The Lee, Shaw PARTNERSHIP**

The Cross Offices, Summerhill, Kingswinford  
West Midlands DY6 9JE

Sales: (01384) 396066  
stourbridge@leeshaw.com  
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.