



The
LEE, SHAW
Partnership

4 Wigorn Lane
Pedmore, Stourbridge, DY9 0TB

NO ONWARD CHAIN

SO MUCH POTENTIAL – OPPORTUNITY NOT TO BE MISSED

Fantastic opportunity for a large, individual, 3 Bedroom Detached Bungalow with Double Garage, standing well in delightful mature and generous Grounds circa 0.40 of an Acre, ideal for those wanting one level living without compromise on space, available with no onward chain.

The Bungalow is mostly original and provides an opportunity to transform and modernise to individual requirements – meaning you make your own choices to create your ideal Home with a personal finish.

Location here is the key, with Wigorn Lane being a top address and sought after cul-de-sac location leading off Redlake Drive on the rural fringe, yet close to excellent local amenities with Hagley Village just minutes away as well as Oldswinford & Stourbridge Town. Commuting is well catered for with Train Stations at both Hagley & Stourbridge providing links to Birmingham/Worcester and beyond and there is easy access to the M5 Motorway. Local Leisure amenities are also well catered for with Stourbridge Golf Club and Stourbridge Tennis Club and there are delightful countryside walks close by.

With gas central heating, UPVC double glazing and comprising: Porch, Reception Hall & Inner Hall, Guest Cloakroom, 3 Bedrooms (Bedroom 1 with En-Suite Bathroom), Study (or Bedroom 4), main Bathroom, large Lounge, Dining Room, Breakfast Kitchen, Utility Room and Double Garage. The Bungalow is further enhanced by a south east facing rear aspect, mostly lawned Grounds and large in and out block paved Driveway, providing ample off-road parking.

OVERALL, BUNGALOWS OF THIS SIZE ON SUCH A GENEROUS PLOT ARE A RARE FIND AND AS SUCH WE CAN ONLY RECOMMENDED EARLY VIEWING TO AVOID DISAPPOINTMENT.





SOUGHT AFTER CUL-DE-SAC LOCATION

Porch Entrance with UPVC double glazed doors/screens and small paned single glazed timber door and screens to:

Reception Hall with radiator, opens to Inner Hall (with loft access access) Airing cupboard (with tank) and doors leading off.

Guest Cloakroom with basin and vanity cupboard, WC, tiled walls, tiled floor, radiator and extractor fan.

Bedroom 1 with UPVC double glazed bow window to front, side obscure UPVC double glazed window, radiator and door to:

En-Suite with corner bath, WC, basin and vanity cupboard, tiled walls, tiled floor, radiator and obscure UPVC double glazed side window.

Bedroom 2 with UPVC double glazed rear window, obscure UPVC double glazed side window and double/single built-in wardrobe.

Bedroom 3 with UPVC double glazed window, radiator, 2 double wardrobes with bridging double top cupboard and dressing table with drawers.

Bathroom having bath, WC, basin and vanity cupboard, obscure UPVC double glazed side window, tiled walls, tiled floor, shaver point and radiator.

Study/Bedroom 4 with the range of wall cupboards, radiator and UPVC double glazed doors to Rear Garden

Large Lounge having a stone fireplace with marble hearth and mantel, side display shelf, TV shelf, video recess and gas fire, UPVC double glazed rear bay window and 3 radiators.





SOUTH EAST FACING REAR GARDEN

Dining Room with UPVC double glazed window, radiator and door to:

Breakfast Kitchen having a range of white gloss wall cupboards/display cupboards, base cupboards and drawer units, granite worktops and up stands, granite island breakfast bar, sink and mixer tap, Belling built-in oven, 6 burner gas hob with cooker hood over, Bosch integrated dishwasher, radiator, under cupboard lights, UPVC double glazed front window with pelmet lighting over and recessed ceiling lights.



A door gives access to the Utility Room having a range of white glass wall and base cupboards, worktops, sink and mixer tap, 2 appliance spaces, Worcester gas central heating boiler (in cupboard), tiled floor, UPVC double glazed side window, part tiled walls, part double glazed side UPVC door, tall cupboard and door to Garage.

Double Garage with electric door, obscure UPVC double glazed side window and part obscure UPVC double glazed rear door to Garden.



Rear Garden being south east facing and having a wide patio, rockery, wide lawn extending to the side, large Shed and Summerhouse, conifer hedge to all boundaries side gate to front and paved area on the Garage side with pathway and side gate to front.

At the front, there is a right side conifer hedge, front laurel hedge and side laurel hedge, half-moon front lawn, side lawn with rockeries, shrub planting to the side of the Garage with small lawn and large in and out block paved driveway.

Tenure: The property is Freehold. Construction: brick with a pitched tiled roof and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/engb/broadband-coverage. Council Tax Band G.





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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



Measurements:

- Porch
- Hall & Inner Hall
- Guest Cloakroom
- Bedroom 1: 18'3" x 11'7" & 15'1" max (5.58m x 3.54m & 4.61m)
- En-Suite: 11' x 5'4" (3.37m x 1.63m)
- Bedroom 2: 11'11" x 9'11" (3.63m x 3.03m)
- Bedroom 3: 11'11" x 9'11" (3.63m x 3.03m)
- Bathroom: 8'1" x 6'11" (2.48m x 2.10m)
- Study/Bedroom 4 (10'6" x 7'11" (3.20m x 2.41m)
- Lounge: 23'11" x 17'7" max into bay (7.31m x 5.37m)
- Dining Room: 11'11" x 11'11" (3.63m x 3.63m)
- Breakfast Kitchen: 15'11" x 11'9" (4.87m x 3.59m)
- Utility: 15'2" x 4'11" (4.64m x 1.51m)
- Double Garage: 17'6" x 16'2" (5.35m x 4.93m)

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FLOOR
PLANS**

Measurements are approximate. Not to scale. Illustrative purposes only
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VALUE. SELL. LET.

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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.