



The
LEE, SHAW
Partnership

16 Cherrington Gardens
Pedmore, DY9 0QB



BEAUTIFULLY EXTENDED ACCOMMODATION

This exceptional five-bedroom detached family home offers beautifully extended accommodation and enjoys breathtaking panoramic views. Positioned at the head of a quiet cul-de-sac and approached via a shared private driveway, the property combines privacy, space, and high-specification living throughout.

Inside, the home features five generously sized bedrooms and a striking galleried landing, complemented by a spacious kitchen with breakfast area, a large lounge with outstanding views, a separate dining room, study, utility/laundry room, garage, and a part-boarded loft. The landscaped rear gardens back onto green belt land, providing uninterrupted vistas and spectacular sunsets.

The welcoming reception hall includes a staircase to the first floor, a practical understairs cupboard, and a stylish guest cloakroom fitted with a wall-mounted WC and vanity basin by Roman Bathrooms.

The lounge is a standout feature, offering dual-aspect views through two deep picture windows flanking a fireplace with a flush gas Gazco fire, creating a warm and inviting atmosphere. The layout flows seamlessly into a versatile dining or sitting area, filled with natural light and offering access to external side decking.



SPECTACULAR VIEWS

At the heart of the home is a stunning high-end Kensington kitchen with German cabinetry and an extensive range of Siemens integrated appliances, including two double ovens, one of which is a steam oven, warming drawer, induction hob, fridge, freezer, wine chiller, dishwasher, and Quooker boiling water tap. The space is enhanced by quartz worktops, stylish vertical radiators, integrated speakers compatible with Sonos, and a well-designed breakfast bar.

Additional features include pull-out pan drawers and carousel storage units.

A connecting lobby with matching units leads to a separate utility room with fitted storage and cloak space. There is also a versatile study/home office or playroom, along with internal access to a spacious garage with an electric remote-controlled roller door.

Upstairs, the galleried landing enhances the sense of space and could serve as an additional seating or study area, with potential to be enclosed for a sixth bedroom if desired.

The principal bedroom features a walk-in wardrobe, a stylish en-suite shower room, and direct access to the large balcony through sliding patio doors.



HIGH- END KENSINGTON KITCHEN

Bedroom two features two sets of patio doors—one opening to a Juliet balcony and the other to a large decked terrace with glazed balustrade, perfectly positioned to enjoy the views. It also benefits from an ensuite including a vanity basin and wall-mounted WC by Roman Bathrooms.

Bedroom three benefits from a dual aspect, with a window to one side and French doors to another which open onto a Juliet balcony, bedroom three also features fitted wardrobes. Two further bedrooms complete the accommodation.

The family bathroom, also by Roman Bathrooms, is well-appointed with a bath (with remote control), separate shower, vanity basin, and wall-mounted WC.

Externally, the driveway provides parking for up to four cars, with capacity for two small cars to the side. The west-facing rear garden enjoys sunshine throughout the day and, on clear days, offers far-reaching views towards the Malvern Hills, Clee Hill, Brown Clee, and The Wrekin.

The outdoor space is ideal for entertaining, featuring a decked area with glazed balustrade, a pergola, lawn, and a children's play area. There are also apple and pear trees, and the views extend across a full 180 degrees.





**WE DON'T SELL HOUSES,
WE SELL HOMES.**



ADDITIONAL INFORMATION:

Tenure: Freehold

Construction: Conventional brick with predominantly pitched tiled roofs and a flat rubberised balcony roof

Services: All mains services connected

Heating: Gas central heating with radiators and Hive remote control system

Broadband & Mobile:

<https://checker.ofcom.org.uk>

Council Tax Band: G

EPC Rating: C







LANDSCAPED GARDEN

A substantial 12ft x 10ft shed with a rubberised roof may be included by separate negotiation. The children's play equipment is excluded. A high-end Supremo Belfort pergola with an adjustable slatted roof and sun blinds, purchased from Webbs of Wychbold in 2025, may also be available subject to offer.

When the properties were originally constructed by David Payne Homes, number 14 was omitted, resulting in numbers 12 and 16 benefiting from larger plots.



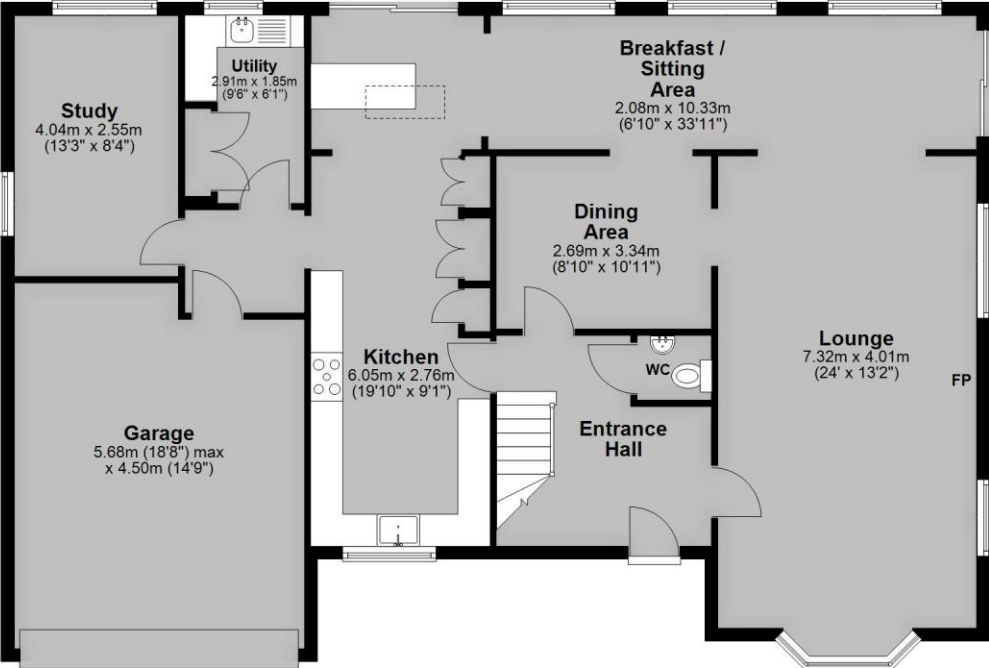


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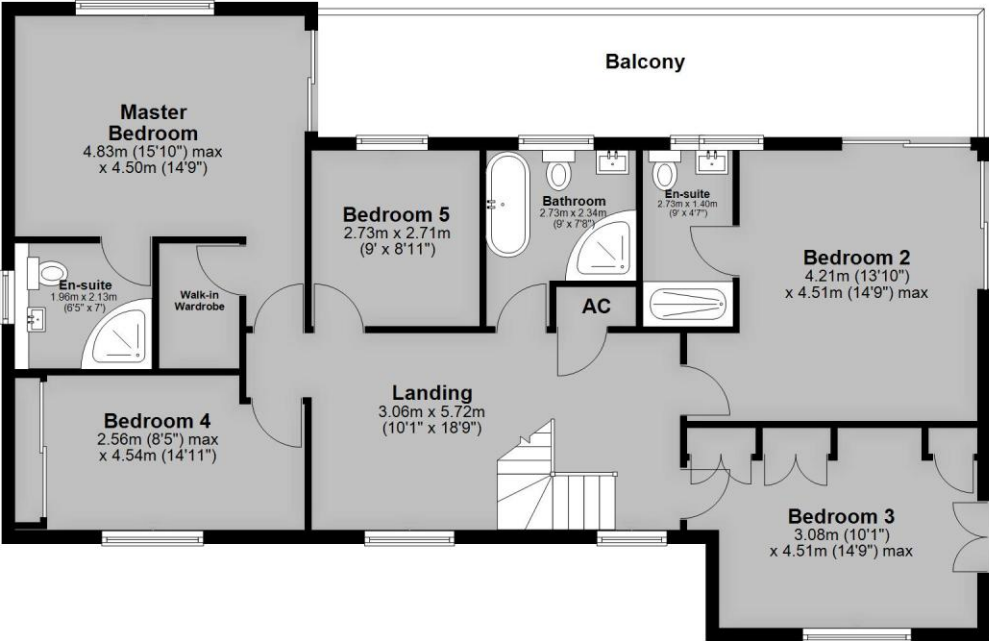
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



Ground Floor



First Floor



FLOOR PLANS

Total area: approx. 235.2 sq. metres (2531.9 sq. feet)

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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VALUE. SELL. LET.

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