



The
LEE, SHAW
Partnership

8 Cherrington Gardens
Pedmore, Stourbridge DY9 0QB

Prime cul-de-sac position

OUTSTANDING OPPORTUNITY FOR A FAMILY HOME AT THIS PRIME LOCATION.

This improved, 4 Bedroom Detached property was originally built in the mid 1980's by David Payne Homes forming part of this more exclusive development, enjoying a delightful cul-de-sac position leading off Hagley Road.

This sought after address is well placed for Stourbridge Town & Hagley Village which have a wealth of local amenities including schooling of good repute, shops, restaurants, train stations with direct links into Birmingham/Worcester and beyond and with excellent access to the motorway network at J3 or J4 of the M5, making it ideal for commuting. Local leisure facilities are well catered for with nearby Stourbridge Golf & Tennis Clubs and Pedmore & Hagley Cricket Clubs.

With gas central heating, double glazing and accommodation comprising: Porch Entrance, Reception Hall, Guest Cloakroom, Through Lounge, Extended Dining Room, Through Breakfast Kitchen, Utility Room, Gallery Landing, 4 Double Bedrooms (Bedroom 1 & 2 with wardrobes & En-Suite to Bedroom 1) and House Bathroom.

The property is further enhanced by a Double Garage, generous Driveway and wide mature Rear Garden making for a pleasant backdrop.

OVERALL, A PROPERTY NOT TO BE MISSED – VIEWING IS HIGHLY RECOMMENDED.



Ground floor layout

On the Ground Floor, there is a Porch Entrance being UPVC double glazed with 2 top opening windows, UPVC double glazed door, tiled floor, radiator and composite double glazed door to Reception Hall.

The Reception Hall has a Karndean floor, staircase to 1st Floor with spindle balustrade, radiator and doors leading off.

There is a Guest Cloakroom with WC and basin.

The Lounge is a generous size through room having a feature wide mantel fireplace with hearth and inset fire, UPVC double glazed bay window to front, radiator and UPVC double glazed patio door to rear Garden.

A door gives access to the extended Dining Room having large rear timber double glazed bay window, radiator and door to Reception Hall.





The Breakfast Kitchen has a range of cream gloss style wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, UPVC double glazed rear window, Hotpoint built-in double oven, Zanussi ceramic hob with integrated cooker hood over, integrated Bosch dishwasher, tall housing with integrated fridge/freezer, table space, radiator, UPVC double glazed front window, tiled floor, under cupboard lights and archway to Utility Room.

The Utility Room is also refitted in cream gloss style having worktop with sink and mixer tap, cupboard below and 2 appliance spaces, double wall cupboard, tiled floor, part tiled walls, white ladder radiator, Alpha gas central heating boiler, wide storage cupboard with sliding doors, UPVC double glazed rear window and UPVC double glazed rear door to Garden.





1st floor layout

On the 1st Floor, there is a Gallery Landing having UPVC double glazed window, spindle balustrade to stairs, loft access (with ladder), Airing Cupboard (with tank and shelving) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is a generous size room with UPVC double glazed window, radiator, a range of built-in wardrobes with bridging top cupboards, 2 bedside drawer units with shelving over, drawer unit with shelving over and further drawer unit with end shelving. A door gives access to the En-suite having a large shower cubicle with sliding screen door, basin with vanity cupboard below, bidet, WC, tiled walls, obscure UPVC double glazed window, white ladder radiator and recessed ceiling lights.

Bedroom 2 has a range of built-in wardrobes, UPVC double glazed window and radiator.

Bedroom 3 & 4 are both double size rooms, each with UPVC double glazed window and radiator.

There is a House Bathroom having a spa bath with shower mixer tap and side shower screen, semi recessed basin with vanity cupboard below, WC with concealed cistern, ladder radiator, tiled walls, shaver point and obscure UPVC double glazed window.





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





Outside

The Double Garage has an electric up and over door, strip light and rear section as workshop/store with UPVC double glazed window and rear UPVC double glazed door to Garden.

There is a wide Rear Garden being east facing having a wide paved patio, timber shed to side, lawn area to middle with border to right side and front corner, feature raised rockery with paved pathway, stepped gravel area beyond and shrub planting, mature Ash tree with Preservation Order, timber Summerhouse (with power) and side path with gate to front.

At the front, there is a good length Driveway leading to the garage, small lawn area, low wall with planting and steps with block paved area to the front entrance.



Tenure: 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/en-gb/broadband-coverage. Council Tax Band G.

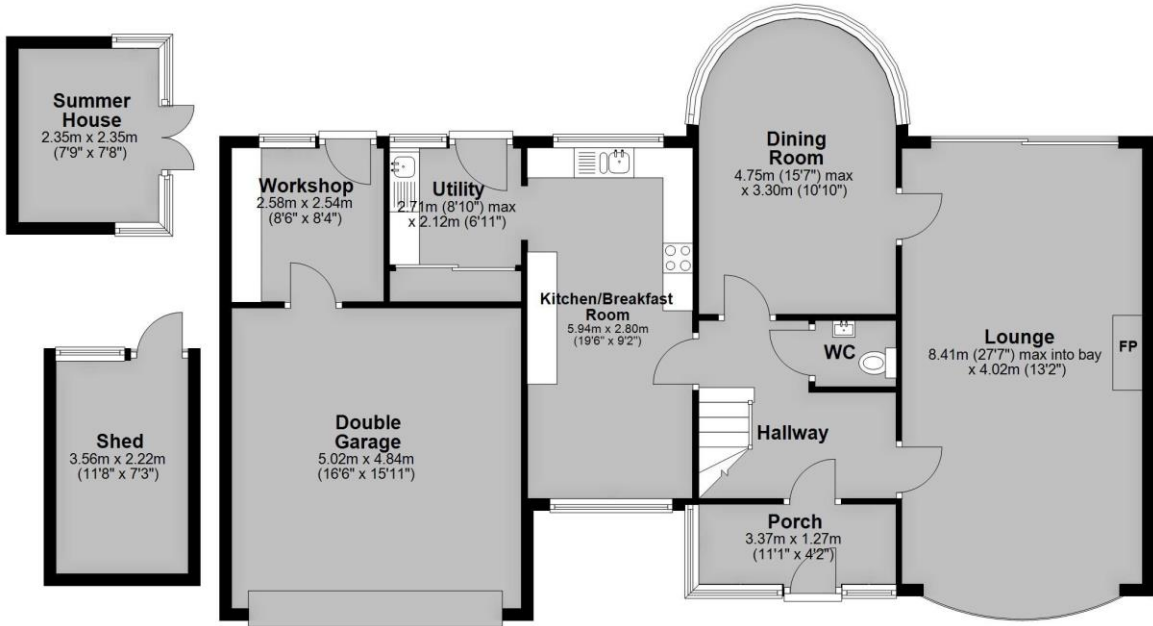


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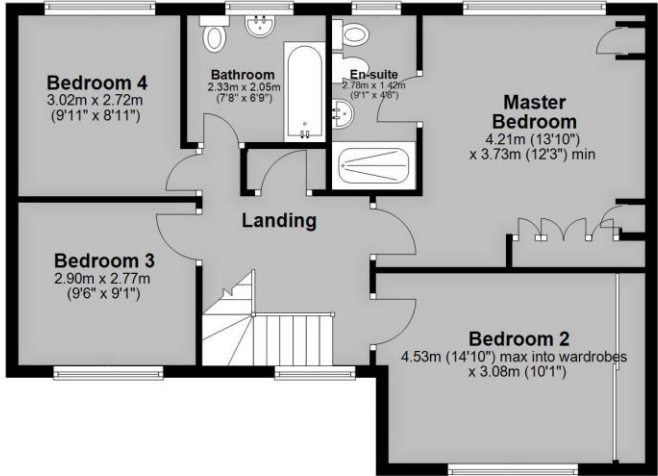
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



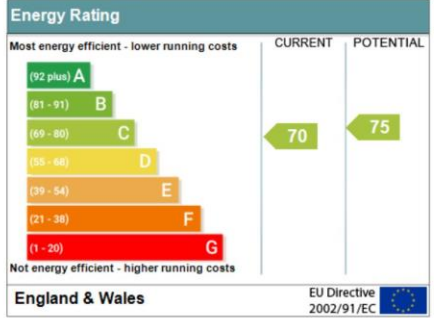
Ground Floor
Approx. 128.3 sq. metres (1381.3 sq. feet)



First Floor
Approx. 69.4 sq. metres (747.1 sq. feet)



Address: 8 Cherrington Gardens, STOURBRIDGE, DY9 0QB
RRN: 0390-2646-4670-2526-0021



FLOOR PLANS

Total area: approx. 197.7 sq. metres (2128.4 sq. feet)

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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.