



The
LEE, SHAW
Partnership

10 Bromwich Lane
Pedmore, Stourbridge DY9 0QZ



ELEGANT PERIOD RESIDENCE

A superb gentleman's residence dating from around 1937 which has been updated and provides attractively presented quality accommodation standing behind an electrically gated in out recently refurbished driveway.

The plot is truly delightful extending to just over half an acre of beautiful gardens. The property has many attractive classical details including stonework around the impressive oak front door.

Providing four bedrooms, the extended accommodation includes superb Drawing Room, Breakfast Kitchen with bespoke fittings, Dining Room, conservatory, utility and large study/TV/playroom.

Conveniently located for commuting to Birmingham and the West Midlands Conurbation with railway stations nearby at both Stourbridge Junction and Hagley Village.

There is easy motorway access at junctions 3 or 4 of the M5 motorway.

MAGNIFICENT FAMILY HOME

The oak front door leads to a central reception hall with staircase to first floor. There is a family/TV room with log effect gas stove set within a minster style fireplace and this room gets the morning sun located on the front of the house.

There is a guest cloakroom with a WC, washbasin and circular window.

An atmospheric dining room with oak panelling and oak floor leads to a hardwood conservatory with limestone finish floor.

The drawing room has a minster fireplace as its main focal point in Cotswold stone with log burner and French doors open to the garden.





PRESTIGIOUS DETACHED HOME

The bespoke design breakfast kitchen has a range of fabulous units with granite work surfaces, central island and breakfast bar.

One of the highlights of the kitchen is the impressive sub-zero integrated fridge freezer. There is a wine fridge, three oven gas Aga and microwave plus oven and warming drawer.

The rear hall is particularly useful with French doors to the garden.

There is a separate utility room which matches kitchen with granite work surfaces, Belfast sink and concealed washing machine and tumble dryer. A recently installed boiler and pressurised hot water cylinder feature. There is a large study/TV room/playroom with oak flooring.





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



GENEROUS LIVING SPACE



At first floor level, the galleried landing with sitting area has a stained glass window and is an ideal area to sit and read.

The master bedroom is located within the extension and is particularly impressive in terms of size together with its vaulted ceiling.

There is a lovely en-suite with walk-in shower, washbasin and WC and heated mirror.

There three further bedrooms (4 in total) all with fitted wardrobes and bedroom 2 has an attractive dual aspect.

The house bathroom has been refitted in recent years with a freestanding roll top bath with WC, shower and La Chapelle vanity washbasin, which makes a real statement.





Additional information:

Tenure: freehold

Construction: conventional brickwork with pitched tiled roof
Services: mains electricity, gas, water and drainage plus gas fired central heating.

Broadband and mobile coverage:

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

EPC rating: D

Council tax band: G

GENEROUS GARDEN PLOT

Outside there is a detached double garage with remote doors. The rear garden is delightfully landscaped and mature with a re-laid patio providing a suntrap for the afternoon sun and ideal for entertaining. There is a Malvern summerhouse with shingle roof, two sheds, an area of decking with power and lighting and the garden is well planned with great privacy. Lovely shaped lawns, a spring garden and a small orchard.

There is also CCTV and an alarm.

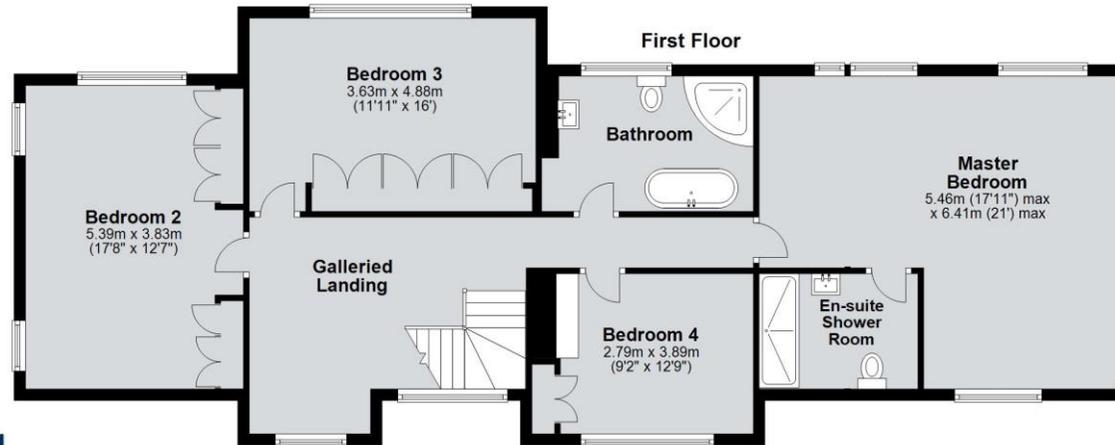
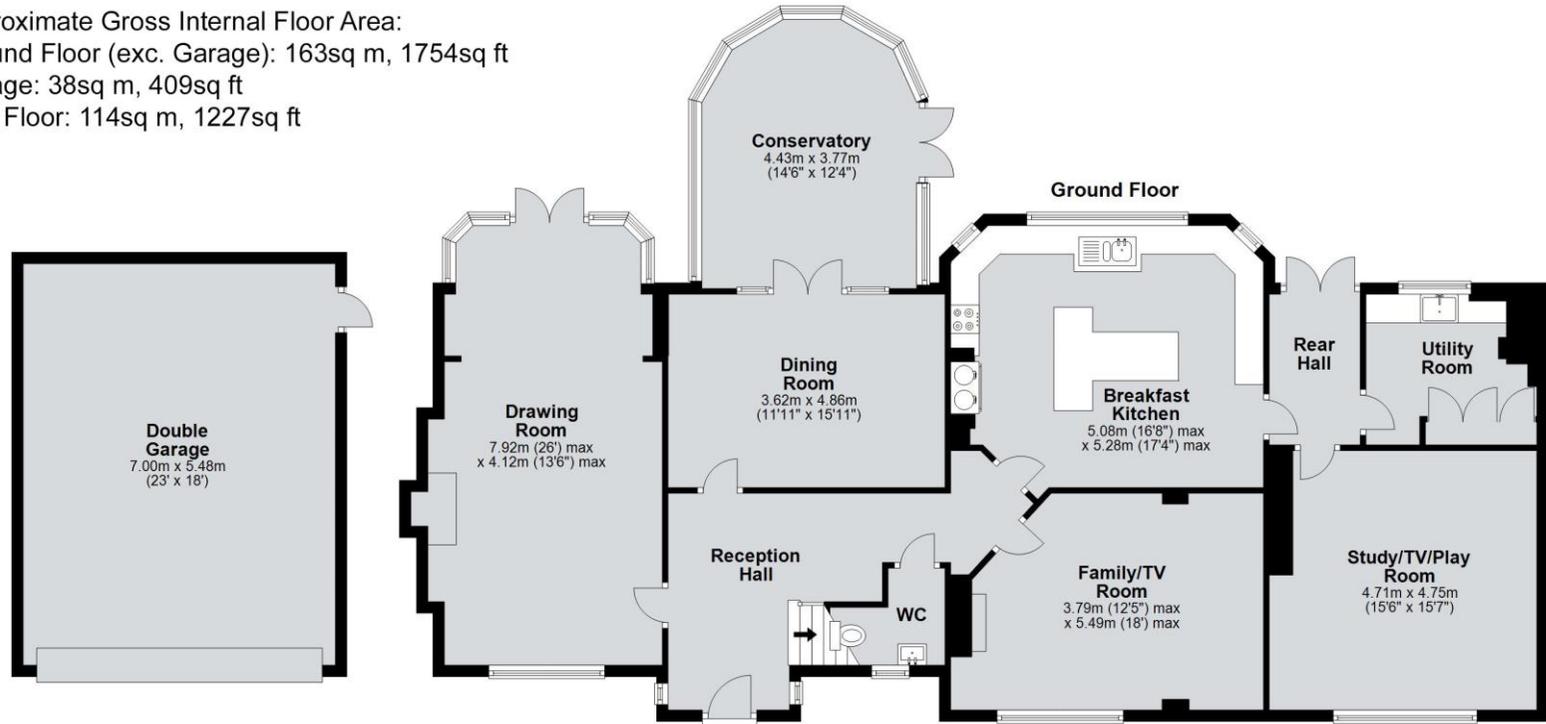
Inspection is highly recommended in the view of the calibre and quality of this delightful home.



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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

Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 163sq m, 1754sq ft
 Garage: 38sq m, 409sq ft
 First Floor: 114sq m, 1227sq ft



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VALUE. SELL. LET.

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