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Pedmore Lane
Pedmore, Stourbridge

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This substantial, 4 Double Bedroom Detached Family Home is set in a slightly elevated position back from Pedmore Lane with lawned fore garden and excellent Driveway and is further enhanced by a generous size Rear Garden.

This is a property all about its size, location, mature garden and its fantastic potential, ideal for a buyer wanting to update, looking to create a forever home and to add value.

The property enjoys a great position on Pedmore Lane and is close to St Peter's Church, the Foley Arms, Pedmore Cricket Club & Stourbridge Golf Club and other amenities including excellent local Schools, convenience to Stourbridge Railway station with its connections to Birmingham/Worcester and beyond and further commuter links by road to the Midlands Motorway network.

With gas central heating, UPVC double glazing and comprising: Porch, Reception Hall, Through Lounge, Dining Room, Kitchen, Lobby with Store Off, Utility Room, Guest Cloakroom, Conservatory, Landing, 4 Double Bedrooms, Bathroom & Garage.

OVERALL, THIS IS A HOME READY AND WAITING FOR A BUYER TO TRANSFORM AND PERSONALISE. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance being UPVC double glazed with opening door, tiled floor and part obscure UPVC double glazed door and screen leading to:

Reception Hall having stairs off to 1st Floor, radiator and doors to Lounge, Dining Room and Kitchen.

The Lounge is a generous size through room with UPVC double glazed front and rear window, mantel fireplace with brick hearth & back and 2 radiators.

The separate Dining Room has a UPVC double glazed rear patio door and radiator.

The good size Kitchen has a range of wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, UPVC double glazed rear window, radiator, Bosch double oven, six burner gas hob and door leading off to Lobby.

The Lobby gives access to a useful Store and with doors to the Conservatory and Utility Room.

The Utility Room has a worktop, sink and mixer tap, maple style base cupboards, appliance space, radiator, recessed ceiling lights and UPVC double glazed window to conservatory. A door leads to the Guest Cloakroom having a white suite with WC, basin, chrome ladder radiator, recessed ceiling lights and extractor.

There is a Conservatory to the side being UPVC double glazed with top opening windows, radiator, single part double glazed UPVC door and UPVC double glazed rear doors to Garden.

On the 1st Floor, there is a Landing with UPVC double glazed front window and doors leading off to 4 Bedrooms and Bathroom.

Bedroom 1 is a generous size through room having UPVC double glazed front and rear window, 2 radiators, a range of built-in wardrobes with top cupboards and two double base cupboards.



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Bedroom 2, at the front, is another generous size double room with UPVC double glazed dormer window, maple style wardrobes to corner with matching bedside drawer unit and combined base cupboard and desk unit, radiator and recessed ceiling lights.

Bedroom 3 is another double size room with dual aspect, having side and rear UPVC double glazed window, radiator and recessed ceiling lights.

Bedroom 4 is also a double size with UPVC double glazed window and radiator.

The Bathroom has a white suite, including bath with splashback tiling, WC, semi recessed basin with vanity cupboard below and splashback, corner shower cubicle with curved screen doors, recessed ceiling lights, obscure UPVC double glazed window and loft access with ladder.

The Garage has an electric shutter door, obscure UPVC double glazed side window and part obscure UPVC double glazed side door.

The mature Rear Garden is a good size having a wide paved patio, shed to side, wide pathway to the other side around the Conservatory with paved area in front adjoining the Garage and fence and gate to front. From the patio there is a block wall with border and steps leading onto the gently elevating lawn with borders.

At the front there is a lawn and tarmac Driveway providing off road parking. There is an EV Charger.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band F.





FLOOR PLANS

Porch & Reception Hall

Lounge:

22' x 12' (6.71m x 3.66m)

Dining Room:

12'7" x 10' (3.83m x 3.06m)

Kitchen:

15'7" x 10'6" (4.76m x 3.22m)

Lobby & Store

Utility Room:

8'7 x 6'1" (2.64m x 1.87m)

Guest Cloakroom

Conservatory:

15'9" x 8'11" (4.82m x 2.72m)

Landing

Bedroom 1:

22' x 11'11" (6.71m x 3.64m)

Bedroom 2:

15'1" x 12'7" (4.61m x 3.85m)

Bedroom 3:

15'8" x 9'9" (4.79m x 3.03m)

Bedroom 4:

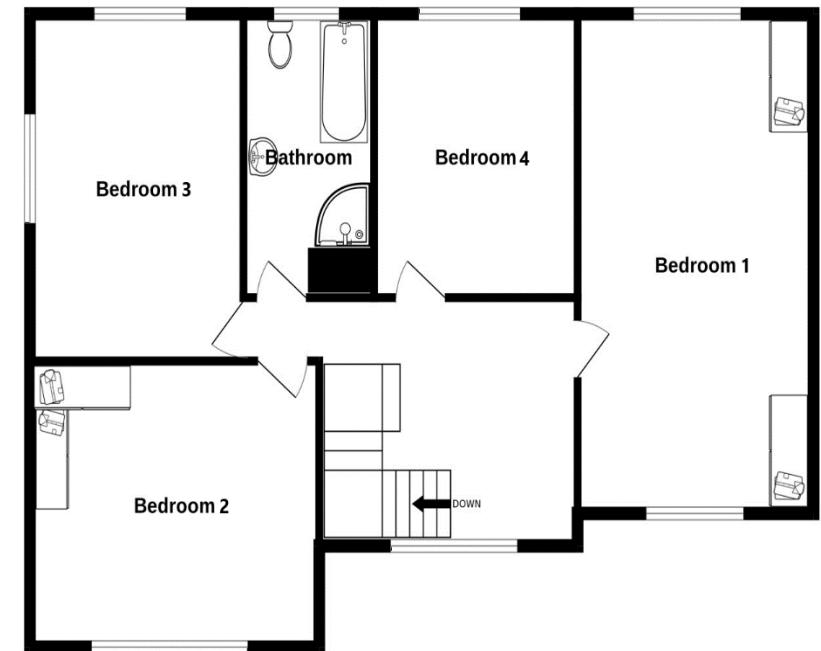
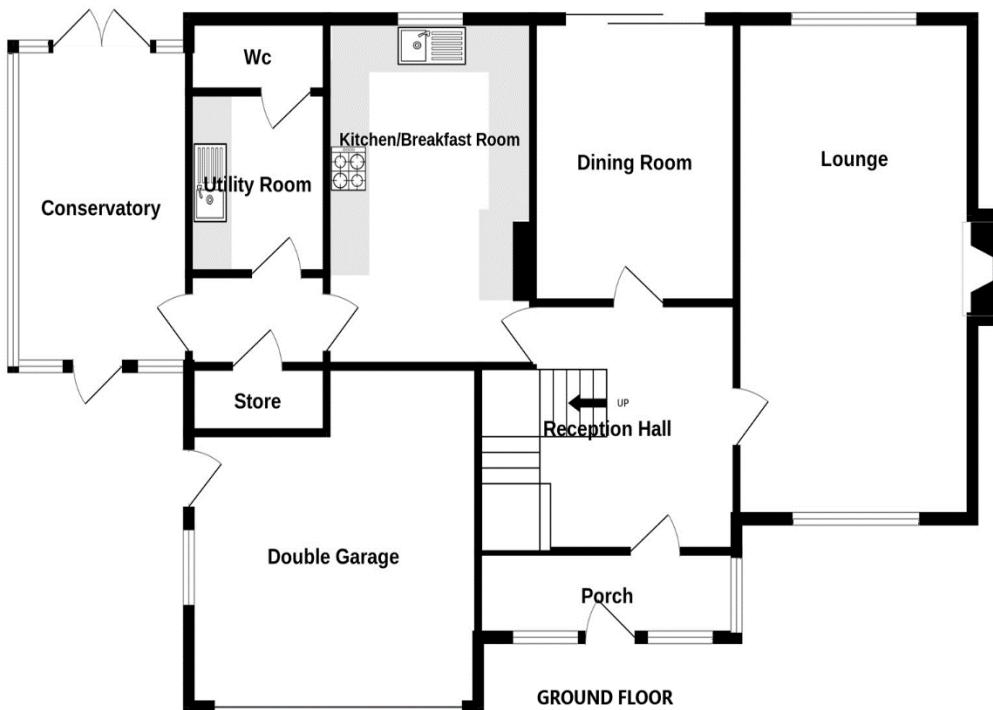
12'7" x 10' (3.83m x 3.05m)

Bathroom:

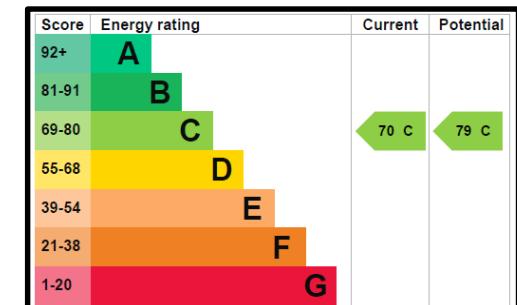
12'7" x 7' (3.83m x 2.13m)

Garage:

15'2" x 16' max 12.10" min (4.64m x 4.88m & 3.92m)



Measurements are approximate. Not to scale. Illustrative purposes only
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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
<https://www.leeshaw.com/downloads/referral-fees.pdf>

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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 https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf, 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 non-refundable 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.