



The
LEE, SHAW
Partnership

40 Old Ham Lane
Pedmore, Stourbridge DY9 0UN

Large Family Semi

This large, 4 Bedroom traditional style bay fronted Semi-detached has been extended and considerably improved and includes a Loft Room and large Garage making it ideal as a Family Home at a great address and warrants internal inspection to fully appreciate.

Old Ham Lane Leads off Ham Lane and just along from Ham Dingle Primary School and conveniently placed for amenities, nearby Stevens Park and within easy walking distance of Stourbridge Junction Train Station. The local road network also provides links to the M5 Motorway making this ideal for commuting.

The property is set back from the Lane behind an extensive gravel Driveway providing tremendous off-road parking, together with front lawn and the Rear Garden makes for a pleasant backdrop with west facing aspect.

The property has been extended across the rear and at first floor and benefits from gas central heating UPVC double glazing and comprises: Porch Entrance, Reception Hall, Guest Cloakroom, large extended through Lounge, stylish extended refitted Breakfast Kitchen, Utility Room, Landing, 4 Bedrooms (Bedroom 1 With En-Suite Shower Room and Bedroom 4/Dressing Room with built-in wardrobes), Refitted House Bathroom/Wet Room, 2nd Floor Landing and generous size Loft Room

OVERALL, A SUBSTANTIAL AND STYLISH FAMILY HOME IN A GREAT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance being UPVC double glazed with 2 top opening windows, tiled floor and part obscure arched timber double glazed doors to:

Reception Hall having tiled floor, radiator, stairs to 1st Floor with spindle balustrade and Store (below), Crittall style doors to Lounge and Kitchen and door to:





Much improved and extended

Guest Cloakroom having a white suite with WC, basin and tiled splashback, tiled floor, chrome ladder radiator, recessed ceiling light and extractor fan.

There is a long extended through Lounge with 3 distinct areas with UPVC double glazed bay window to front with curved radiator below, recessed fireplace with tiled hearth and log burner, Stannah through the floor Lift, extended area to rear with tiled floor, further radiator and UPVC double glazed rear doors and two opening windows to Garden.

The extended refitted Breakfast Kitchen has a range of cream gloss base cupboards and drawer units, quartz worktops and upstands, 3 built-in CDA ovens and integrated CDA microwave, tall housing with integrated freezer and integrated tall fridge, CDA 5 burner gas hob with CDA cooker hood over, split level centre island breakfast bar with quartz top, cupboards and drawers below, wide sink and mixer tap, recessed ceiling lights, vertical radiator, UPVC double glazed rear window, tiled floor and door to:

Utility Room having UPVC rear door, UPVC double glazed fixed window, worktop with sink and mixer tap, appliance space, 2 base cupboards, Vaillant gas central heating boiler, tiled floor, radiator and door Garage.

The large Garage has 2 side opening entrance doors to front. The Garage tapers to the rear and there is a radiator, 2 strip lights, recess to side and power points.

On the 1st Floor, there is a split level Landing having spindle balustrade to stairs, Store, stairs lead off to the 2nd floor and the doors to:

Bedroom 1 with UPVC double glazed front window, radiator, built-in wardrobes and door to:

En-Suite having a white suite with walk in shower having side screen and Creda shower over, WC, basin on raised plinth, tiled splashback, obscure UPVC double glazed window, chrome ladder radiator, recessed ceiling lights, tiled floor and extractor fan with recessed light.





Well paced for amenities and train station

Bedroom 2 with UPVC double glazed bay window, radiator, built-in Store (below stairs) including additional cupboard.

Bedroom 3 with Stannah through the floor Lift, UPVC double glazed window and radiator.

Bedroom 4/Dressing Room with built-in range of wardrobes, dressing table with drawers, radiator and UPVC double glazed window.

Bathroom/Wet Room having a large white spa bath, WC, basin, wet room shower with drainage to floor, obscure UPVC double glazed window, additional UPVC double glazed fixed window, chrome ladder radiator, recessed ceiling lights, part tiling and Sovos Built-in TV.

On the 2nd Floor there is a Landing with the door to:

Loft Room having 2 rear double glazed roof windows, strip lights and sloping stairhead.

The Rear Garden is west facing having a wide paved patio, low wall to part with central sloping pathway to lawn and there is a rear tap and twin power point.

At the front there is an extensive gravel Driveway providing excellent off-road parking with lamp stand and front lawn.

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 E.

Agents Note: the Loft Conversion was carried out by a previous owner and the vendors do not have any paperwork for the conversion.





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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



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		

Porch
Hall:
15'2" x 8'10" (4.62m x 2.69m)
Guest Cloakroom
Through Lounge:
38'1" into bay x 13'9" max & 10'2"
11.62m x 4.20m & 3.10m)
Breakfast Kitchen:
18'1" x 14'11" (5.53m x 4.55m)
Utility:
8'8" x 6'1" (2.64m x 1.96m)
Garage:
18'7" x 14'6" ave (5.66m x 4.44m)
Landing
Bedroom 1:
15'2" x 9'8" (4.64m x 2.95m)
En-Suite:
9'8" x 5' (2.95m x 1.53m)
Bedroom 2:
14' x 12 into bay (4.26m x 3.67m)
Bedroom 3:
11'11" x 11'11" (3.63m x 3.63m)
Bedroom 4/Dressing Room:
8'10" incl ward. x 8'2" (2.69m x 2.49m)
Bathroom/Wet Room:
10'9" x 8'6" (3.29m x 2.61m)
2nd Floor Landing
Loft Room:
17'4" max x 17'1" max (5.29m x 5.22m)

FLOOR PLAN TO FOLLOW

FLOOR
PLANS

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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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.