

The Lee, Shaw Partnership

2 Cherrington Gardens

Pedmore, Stourbridge, DY9 0QB



SPACIOUS ACCOMODATION

This impressive four-bedroom detached family home, built by David Payne, offers spacious and versatile accommodation, set within a generous plot with beautifully landscaped gardens.

Occupying a desirable corner plot, the property enjoys an attractive approach, ample driveway parking and a wealth of additional features, making it an ideal home for family living and entertaining.
The well-proportioned accommodation includes a welcoming reception hall, spacious lounge leading into a heated conservatory, separate dining room, stylish breakfast kitchen, utility/laundry room and guest cloakroom. To the first floor are four generously sized bedrooms, two of which benefit from en-suite facilities, alongside a family bathroom.

Externally, the property continues to impress, with extensive parking, a carport, detached double garage and beautifully landscaped rear gardens. A range of useful outbuildings offers excellent versatility, with potential for a home office, gym, games room or additional storage.

The property is approached via an attractive portico porch, leading into a welcoming reception hall. The hallway features oak-effect flooring, a staircase rising to the first floor and a useful storage cupboard. A stylish guest cloakroom is fitted with a wall-mounted WC and vanity wash basin.

The spacious lounge is a particular highlight, featuring a bay window overlooking the front approach, oak-effect flooring and an attractive Adam-style fireplace with an electric fire. The room flows seamlessly into the heated conservatory, which benefits from heating year-round comfort and provides a lovely outlook over the rear garden.

SEPARATE DINING ROOM

The separate dining room offers an excellent space for formal dining and entertaining, with dual-aspect windows providing natural light and French doors opening onto the side garden. Alternatively, this versatile room could be utilised as a home office or additional reception space.

At the heart of the home is a stylish breakfast kitchen, fitted with contemporary high-gloss units and ample space for a central breakfast table. The kitchen is well equipped with a five-ring gas hob, electric double oven, extractor fan, integrated dishwasher and space for an American-style fridge freezer. Dual-aspect windows provide pleasant views over the gardens, while a rear patio door offers convenient external access.

A separate utility/laundry room, complete with fitted units, provides additional practical space for everyday household needs.

The naturally well-lit landing provides access to four generously proportioned bedrooms and the family bathroom.



WE DON'T SELL HOUSES,
WE SELL HOMES.









BEDROOMS INCLUDE FITTED FURNITURE

The principal bedroom is a spacious and well-appointed room, featuring fitted wardrobes and bespoke built-in furniture around the bedhead, with wall-mounted bedside power sockets and provision for a wall-mounted television. The room also benefits from access to the property's CCTV monitoring system, with camera views available from multiple points throughout the house. An en-suite shower room completes the accommodation, fitted with a double shower, vanity wash basin, WC and bidet.

Bedroom two is another generous double bedroom, benefiting from fitted wardrobes and its own en-suite shower room, comprising a shower, WC, pedestal wash basin and mirrored wall-mounted cabinet. This bedroom enjoys an attractive outlook over the rear garden.

Bedroom three is a bright and airy room, with a large window overlooking the front of the property and two double built-in wardrobes providing excellent storage.





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LANDSCAPED GARDENS

Bedroom four is currently arranged as a home office, with fitted furniture and a pleasant outlook over the rear garden. It offers flexibility to suit a variety of needs, whether as a further bedroom, study or hobby room.

The family bathroom is fitted with a Jacuzzi bath with shower over, vanity wash basin, WC and bidet, together with fitted storage units and a heated towel radiator.

The property occupies a generous plot, with a spacious driveway providing ample parking for multiple vehicles. Further benefits include a carport with a roller door and a detached double garage, fitted with an electrically operated up-and-over door and a separate personal door providing access to the rear garden. Gated side access also leads through to the garden.

The beautifully landscaped rear gardens provide an excellent setting for outdoor relaxation and entertaining, with a variety of seating areas positioned to make the most of the sun throughout the day. The gardens feature manicured lawns, established borders, attractive planting and a charming water feature, creating a private and well-maintained outdoor space.

A particular advantage is the range of additional outbuildings, offering considerable flexibility for a variety of uses. These include a summer house, a separate store with potential for use as a home office, and a further outbuilding situated towards the rear of the garden within its own gated area. Subject to individual requirements and any necessary permissions, this space could lend itself to use as a games room, gym, home office or hobby room.

Overall, this is a substantial and versatile family home, combining generous internal accommodation with excellent parking, attractive gardens and a range of useful ancillary buildings, all within a sought-after position at the head of the estate.









ADDITIONAL INFORMATION:

Tenure: Freehold

Construction: Conventional brick with pitched tiled roofs

Services: All mains services connected

Heating: Gas central heating with radiators

Broadband & Mobile: https://checker.ofcom.org.uk

Council Tax Band: G

EPC Rating: C









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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**

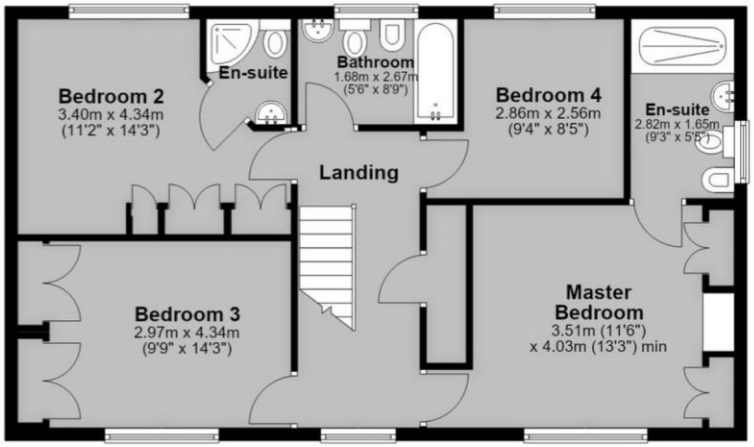
Ground Floor

Approx. 178.5 sq. metres (1921.0 sq. feet)

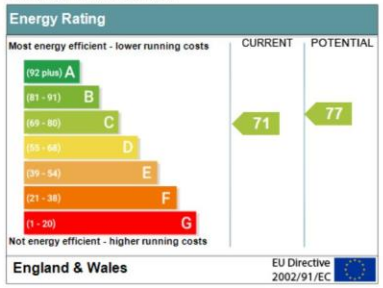


First Floor

Approx. 73.6 sq. metres (792.1 sq. feet)



Address: 2 Cherrington Gardens, STOURBRIDGE, DY9 0QB
RRN: 5790-3744-0522-8627-3063



FLOOR PLANS

Total area: approx. 252.1 sq. metres (2713.1 sq. feet)

Plan produced using PlanUp.

The LEE, SHAW Partnership

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