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Hunters Lodge, 54 Redlake Drive, Pedmore, Stourbridge DY9 0RX

Guide Price £925,000

Hunters Lodge

Grove Properties are proud to present, for the first time since it's build, Hunters Lodge on Redlake Drive. Built in 1983 by George Wood to a high specification, this four-bedroom detached statement home with a nod to the Tudor period is kept in immaculate condition and offers no upward chain.

Positioned on the desirable Redlake Drive, residents have quick access to the local amenities within Hagley Village and Stourbridge town centre, alongside schooling at both primary and secondary level; Pedmore Primary School and Haybridge High School are both highly sought after schools and are ideal for families with children of varying ages. For commuters, motorway networks are just a short drive away and both Hagley and Stourbridge offer public transport links via train to Birmingham, Worcester and beyond.

For those who enjoy outdoor pursuits, there are various countryside walks through the nearby footpaths and the National Trust Clent Hills along with Stourbridge Golf Club, Pedmore Cricket Ground and Old Halesonians Rugby Club.

Upon approach via the large in and out driveway, you are welcomed through into an impressive entrance hall with Herringbone effect Karndean flooring, feature oak beams and oak staircase to the first-floor gallery landing. Downstairs offers a formal living room with inglenook fireplace, a snug, a modern kitchen with dining space, further dining area and utility along with downstairs w.c.

Upstairs via the gallery landing you will find the spectacular main bedroom with bespoke fitted wardrobes, walk in storage space and substantial ensuite shower room, alongside two further double bedrooms, also with bespoke wardrobes, a smaller fourth bedroom and the large family bathroom with Heritage suite.

The standard of work and level of care throughout is immediately apparent; lead lined windows with thoughtful hints of stained glass, varnished beams and matching oak doors, modern kitchen units with cleverly designed storage options and a beautifully maintained garden are all attributes that make Hunters Lodge a home to be proud of.

To arrange a viewing appointment, please contact our Hagley office.













Approach
Approached via an in and out brick effect pressed concrete driveway with well-maintained lawn to front and gates to either side offering access to the rear garden. The alcove porch with stone surround leads through into the entrance hall.

Entrance Hall
With obscured lead lined window to front, Herringbone effect Karndean flooring and central heating radiator. Overhead there are character oak beams, an oak staircase leading to the gallery style first floor landing and an opening leads through to the dining area. Doors lead through to the snug, formal living room, kitchen and w.c.

Dining Area 14'9" x 11'5" (4.5 x 3.5)
With lead lined window to rear, central heating radiator and oak beams overhead. Oak double doors lead through into the formal living room.

Formal Living Room 15'1" x 21'7" (4.6 x 6.6)
With lead lined windows to front and rear, sliding glass doors to the rear with sectioned parquet style flooring and central heating radiator. Overhead there are feature beams and a spectacular Inglenook open fireplace with sandstone and brick surround, oak beam mantle and quarry tiled hearth.

Snug 12'5" 11'1" (3.8 3.4)
With lead lined window to front with unique stone frame surround and stained-glass elements, central heating radiator and overhead beams. This space also boasts a large brick feature fireplace with the potential to connect to a gas point, oak beam mantle and quarry tiled hearth.

Kitchen Dining Room 11'9" max 9'2" min x 27'6" max 9'10" min (3.6 max 2.8 min x 8.4 max 3.0 min)
With dual aspect lead lined windows to front and rear with stained glass elements, the front with stone frame surround, central heating radiator and quarry tiling to floor throughout. In keeping with the rest of the downstairs, there are oak beams overhead. The kitchen space features a variety of modern fitted wall and base units with a stylish marbled effect granite worksurface over, a two bowl Shaws Belfast sink with drainage and AGA with extractor fan overhead. Both wall and base units offer clever storage solutions, particularly the corner cabinets and there are integrated appliances such as a dishwasher, wine fridge and Bosch microwave. There is further space for a large American style fridge freezer. To the front of the room, there is ample space for a large dining table and chairs and further door leads through into the utility.





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Utility 6'6" x 13'5" (2.0 x 4.1)
With lead lined window to front and stained-glass elements, door to rear out to the garden and integral door through into the garage. There is a central heating radiator, quarry tiling to floor and fitted base units with worksurface over, tiled splashback and a stainless-steel sink. There is allocated space and plumbing for white goods and the house gas boiler is also located here.

W.C.
With obscured lead lined window to front, central heating radiator and tiling to floor and half walls. There is a w.c. and a fitted vanity unit with hand wash basin and cupboards for storage.

First Floor Landing
A gallery style landing with oak banister, airing cupboard with shelving and central heating radiator and doors leading to:

Bedroom One 15'1" x 21'3" (4.6 x 6.5)
With large lead lined bow window to rear and stained-glass elements, central heating radiator and bespoke fitted wardrobes with overhead storage. To the one side there is a large built in storage space with three sets of double doors and lighting overhead and to the other, door leads through into the ensuite.

Ensuite
With obscured lead lined bow window to rear with stained glass elements, central heating radiator and tiling to half walls. There is a substantial fitted vanity unit with cupboards, hand wash basin, mirror with lighting, w.c., bidet and large shower cubicle with handheld shower and drench head over.

Bedroom Two 13'1" (not into wardrobes) x 11'5" (4.0 (not into wardrobes) x 3.5)
With lead lined bow window to front with stained glass elements, central heating radiator and bespoke fitted wardrobes for storage.

Bedroom Three 9'6" (not into wardrobes) x 14'9" (2.9 (not into wardrobes) x 4.5)
With lead lined casement window to front with stained glass elements, central heating radiator and bespoke fitted wardrobes for storage.

Bedroom Four 11'5" x 7'6" (3.5 x 2.3)
With lead lined window to front with stained glass features and central heating radiator.

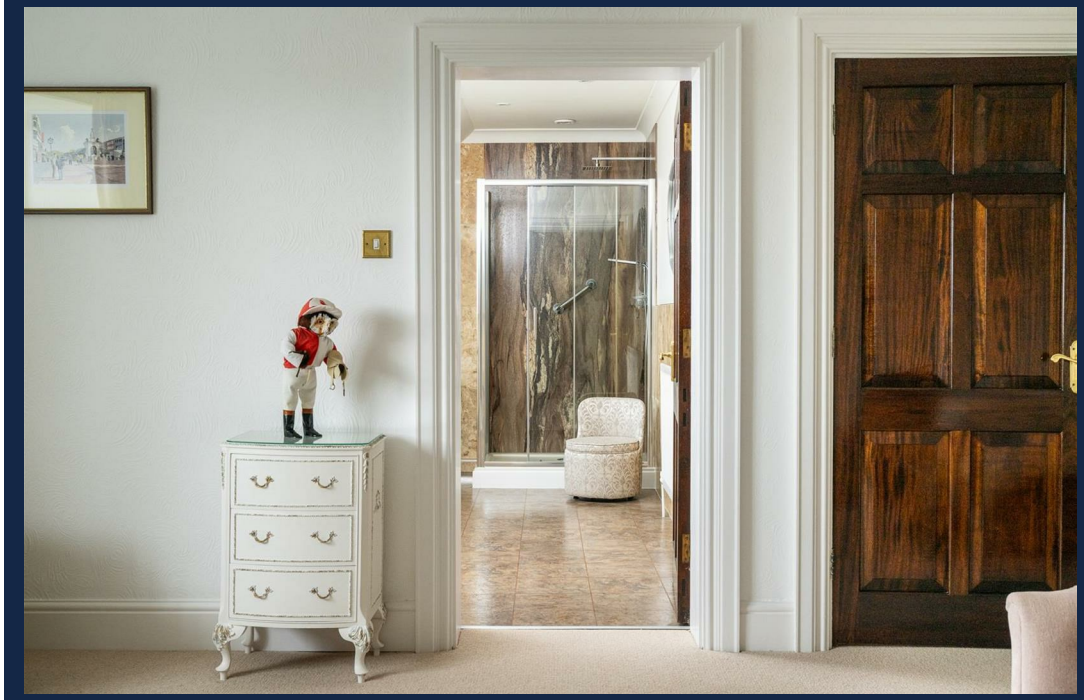




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House Bathroom
With obscured lead lined window to rear with stained glass elements, central heating radiator and tiling to half walls and splashback. There is a matching Heritage bathroom suite with w.c., vanity sink and corner bath, along with a corner fitted shower cubicle.

Garage
With lead lined window to rear, electric garage door, central heating radiator and tiling to floor. There is lighting overhead, electric points throughout and access to the fuse box, along with an integral door through into the utility.

Garden
An immaculately maintained tranquil space with large paved patio area, raised stone planter bed and sandstone balustrade with steps leading down to the lawn. There are planter beds to both sides and rear with mature shrubs, shed for storage to the side and summerhouse accessed via stone pathway from the patio, along with a feature sandstone bench seat with trellis structure overhead. The borders are established with fence panels and high hedging to ensure privacy and to either side of the property there are gates for access from the driveway.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is G.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.





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Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

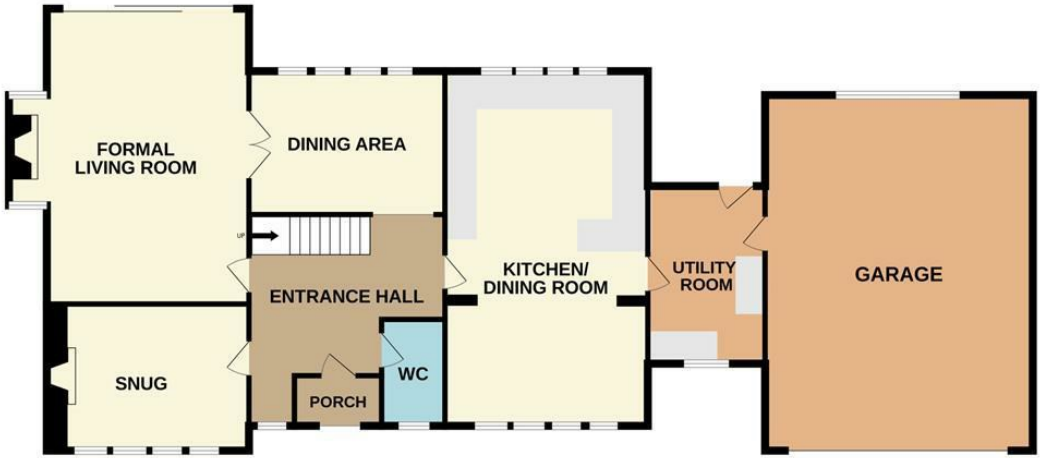








GROUND FLOOR



1ST FLOOR



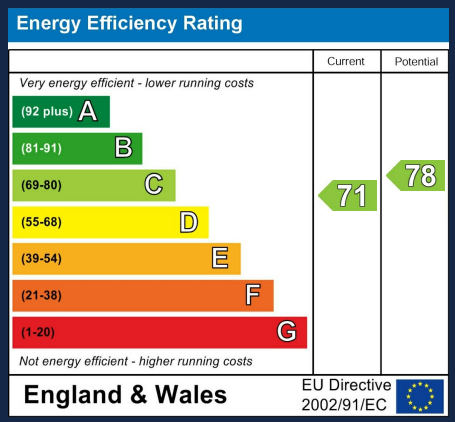
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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