



The
LEE, SHAW
Partnership

October House, 8 Ironbridge Walk

Pedmore, Stourbridge DY9 0SF

Detached Family Home



This improved, modern Detached Family Home offers well planned and appointed, generous size accommodation with 4 Double Bedrooms, enjoying a great cul-de-sac position with good size block paved Driveway to front and lawned fore garden and is further enhanced by a Double Garage and Rear Garden with south east facing aspect.

Ironbridge Walk is a highly sought after Pedmore address located off Redlake Drive on the rural fringe, yet close to excellent local amenities, with Hagley Village just minutes away, as well as Oldswinford & Stourbridge Town. Commuting is well catered for with Train Stations at both Hagley & Stourbridge providing links to Birmingham/Worcester and beyond and there is easy access to J3 & J4 of the M5 Motorway. Local Leisure amenities are also well catered for with Stourbridge Golf Club and Stourbridge Tennis Club and there are delightful countryside walks close by. Local Schools are also in high demand.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Through Lounge, Separate Dining Room, Rear Conservatory, Breakfast Kitchen, Utility Room, Landing, 4 Double Bedrooms (Bedroom 1 with En-Suite) and House Bathroom.

OVERALL, A GREAT OPPORTUNITY FOR A FAMILY HOME AT THIS HIGHLY DESIRABLE ADDRESS. VIEWING IS ESSENTIAL TO APPRECIATE ITS SIZE, LAYOUT AND POSITION.



Prime Location

On the Ground Floor, there is a Reception Hall having tiled floor, stairs to 1st Floor with spindle balustrade, radiator and doors leading off.

There is a Guest Cloakroom having white WC, basin with vanity cupboard and tiled splashback, tiled floor and radiator.

The through Lounge has a brick fireplace with wide hearth and log burner, UPVC double glazed front and rear window, wood floor and 2 radiators.

A Dining room with oak floor has glazed doors to the Breakfast Kitchen, radiator and UPVC double glazed patio door to Conservatory.

The rear Conservatory is UPVC double glazed having a brick base, tiled floor with electric underfloor heating, radiator, top opening windows and double doors to Garden.

The Breakfast kitchen was re-fitted by Avanti and has a range of base cupboards, contrasting black granite worktops and upstands, Belfast sink and mixer tap, display cupboard, recess with Falcon range cooker having integrated cooker hood over, tall housing with integrated fridge freezer, Bosch integrated dishwasher, Bosch integrated microwave, oak floor, centre Island with granite top forms breakfast bar with cupboard and drawers below and wine cooler, recessed ceiling lights, radiator, UPVC double glazed rear window, door to Hall and door to Utility Room.





Rear Conservatory

The Utility Room was also re-fitted by Avanti and has wall and base cupboards, black granite worktop with Belfast sink and mixer tap, tall cupboard, Worcester gas central heating boiler with cupboard over, recessed ceiling lights, part obscure UPVC double glazed rear door to Garden, tiled floor and door to Garage.

The Double Garage has an electric up and over door and strip light.

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

Bedroom 1 is a generous size double having UPVC double glazed front window, 2 double and 2 single built-in wardrobes with bridging top cupboards and 2 x 3 drawer bedside cupboards and radiator. A door gives access to the En-suite, at the rear, having a white suite with tiled quadrant shower enclosure having curved screen doors, WC, pedestal basin with tiled splashback, shaver point, chrome ladder radiator, obscure UPVC double glazed rear window and door to Linen Store (with radiator).





4 Double Bedrooms

Bedroom 2, 3 & 4 are all double sized rooms, each with UPVC double glazed window and radiator.

There is a re-fitted House Bathroom having a white suite with freestanding shaped bath, WC, 2 sink bowls on timber plinth with shelving below, large walk-in shower with side and end screen and waterfall shower, tiled floor, obscure UPVC double glazed window with shutters recessed ceiling lights, vertical radiator and tiled walls.

The Rear Garden is south east facing having a good size shaped, paved patio either side of the Conservatory, shaped lawn with borders. There is a shed to one side of the property and on the other side, a gate with access path to the front.

At the front there is a large lawn with trees and generous size block paved Driveway providing off-road parking.





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





Reception Hall

Guest Cloakroom

Through Lounge:
23'8" x 12'11" (7.22m x 3.94m)

Dining Room:
12' x 11'10" (3.67m x 3.63m)

Conservatory:
12'11" x 10'9" (3.95m x 3.30m)

Breakfast Kitchen:
12'9" x 11'2" (3.89m x 3.42m)

Utility Room:
12'7" x 5'1" (3.84m x 1.57m)

Gallery Landing

Bedroom 1:
18'4" x 12'11" (5.59m x 3.94m)

En-Suite:
10'4" x 5'1" (3.16m x 1.55m)

Bedroom 2:
15'3" x 10'1" (4.66m x 3.08m)

Bedroom 3:
14'8" x 10'11" (4.48m x 3.33m)

Bedroom 4:
11'11" x 11'4" (3.64m x 3.46m)

House Bathroom:
11'5" x 7'10" (3.48m x 2.39m)

Double Garage:
17'10" x 14'10" (5.45m x 4.53m)





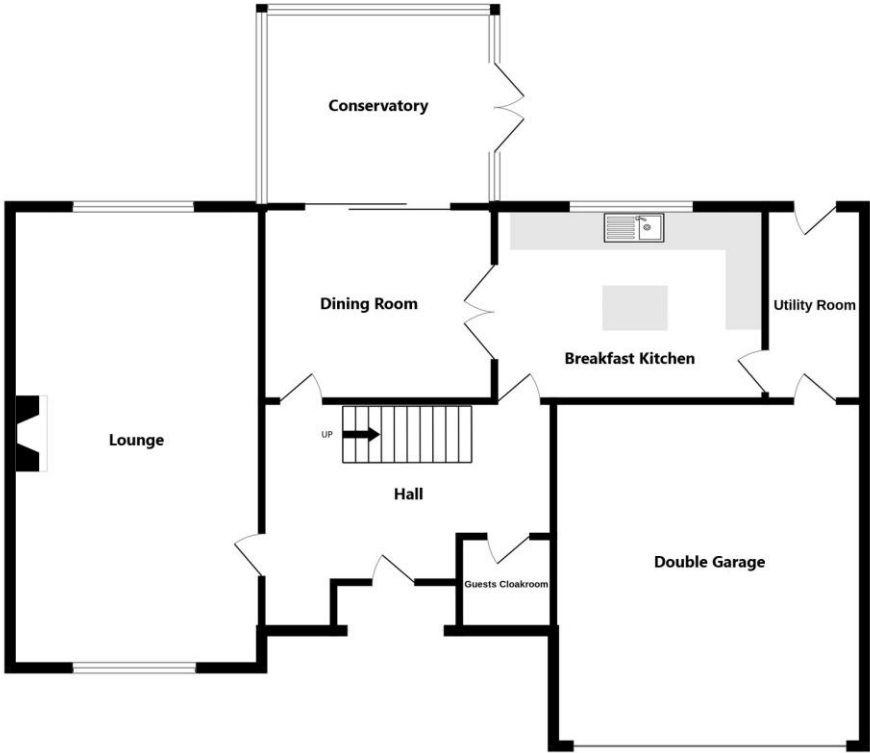
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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

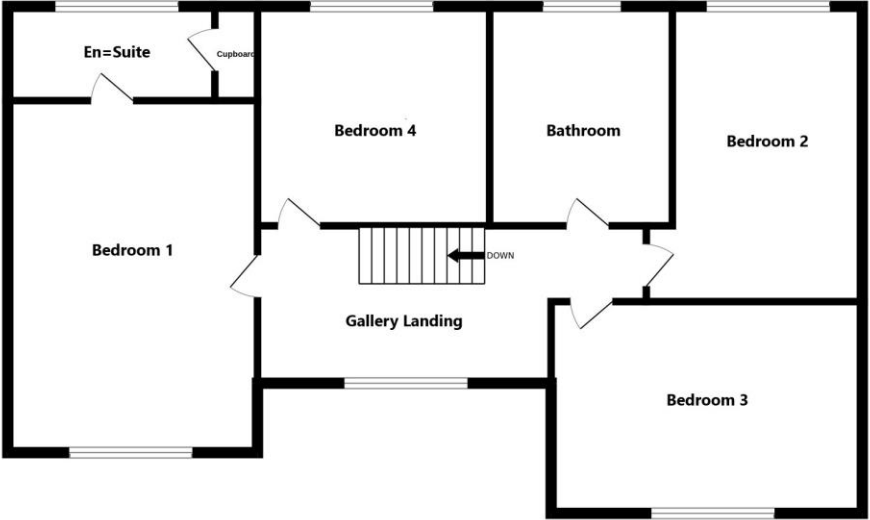


Tenure: Freehold. Construction: brick with a pitched tiled roof.
Services: mains water, electricity, drainage and gas are connected to the property.
Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/engb/broadband-coverage.
Council Tax Band G.

Ground Floor



1st Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Measurements are approximate. Not to scale. Illustrative purposes only
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VALUE. SELL. LET.

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