



The
LEE, SHAW
Partnership

3 Mountain Ash Drive
Pedmore, Stourbridge DY9 0YR

Improved & re-appointed



This distinctive, modern 4 Bedroom Executive Detached Family Home was originally built by David Payne Homes forming part of this small development off Old Ham Lane, enjoying a cul-de-sac position at this sought after Pedmore address and is well placed for amenities, Stourbridge Junction train station, Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network.

The property has been much improved and re-appointed and benefits from the addition of a large rear Conservatory (split into 2 to provide Sitting Area beyond the Lounge and Breakfast/Utility space from the Kitchen linking to the Garage) and is set back beyond a lawned fore garden with large Driveway leading to the Double Garage and is further enhanced by a south facing Rear Garden.

With gas central heating, UPVC double glazing and accommodation comprising: Reception Hall, Guest Cloakroom, Separate Dining Room, Lounge, Conservatory, Refitted Breakfast Kitchen, Breakfast Conservatory/Utility, Landing, Master Bedroom with wardrobes & Refitted En-Suite, 3 further Bedrooms and refitted Bathroom.

OVERALL, THIS IS A WELL PLANNED, GENEROUS SIZE FAMILY HOME, ATTRACTIVELY PRESENTED AND WELL APPOINTED THROUGHOUT BEING WELL WORTH INTERNAL INSPECTION TO FULLY APPRECIATE.



Convenient location, walk to train station

On the Ground Floor there is a Reception Hall with Karndean floor, stairs to 1st Floor with spindle balustrade, low level Store and side window. A Guest Cloakroom leads off having wc, basin with vanity cupboards below, Karndean floor and heated towel rail.

There is a separate Dining Room to the front with bay window and a generous size Lounge, in the middle, with mantel fireplace having hearth and inset fire and a rear patio door opens to the rear Conservatory. The Conservatory is split into 2 separated areas. Behind the Lounge there is Sitting Area with tiled floor having electric underfloor heating, rear doors to garden and door to the rear Breakfast Conservatory/Utility which also has a tiled floor with electric under floor heating, table space, rear door to garden, corner Utility Area with fitted grey wall/base cupboards, worktop with corner 2 bowl sink having drainer and mixer tap, 2 appliance spaces, door to Garage and door to Kitchen.

The Breakfast Kitchen has been refitted by Aristocraft with a range of grey wall/base cupboards and drawer units, having contrasting quartz worktops and upstands, Franke one and a half bowl sink with Quooker boiling water tap, built-in Neff double oven, Neff induction hob with cooker hood over, integrated AEG dishwasher, tall cupboard with pull out larder, 2 tall housing (for fridges – not included) with open storage and top cupboard over, island breakfast bar, Karndean floor, recessed ceiling lights, window to Conservatory, side door to Driveway, vertical radiator and door to Hall.





South facing rear garden

On the 1st Floor there is a Landing with side window and Airing Cupboard housing the Vaillant gas central heating boiler and hot water tank.

The Master Bedroom has 2 double wardrobes with bridging top cupboard and dressing table, wardrobe either side of bed with bedside drawers and bridging top cupboards and 5 drawer chest. There is a refitted En-Suite Shower Room with white suite including corner shower cubicle with curved screen door, wc, basin with grey gloss vanity drawers, part tiling, window, chrome ladder radiator and shaver point.

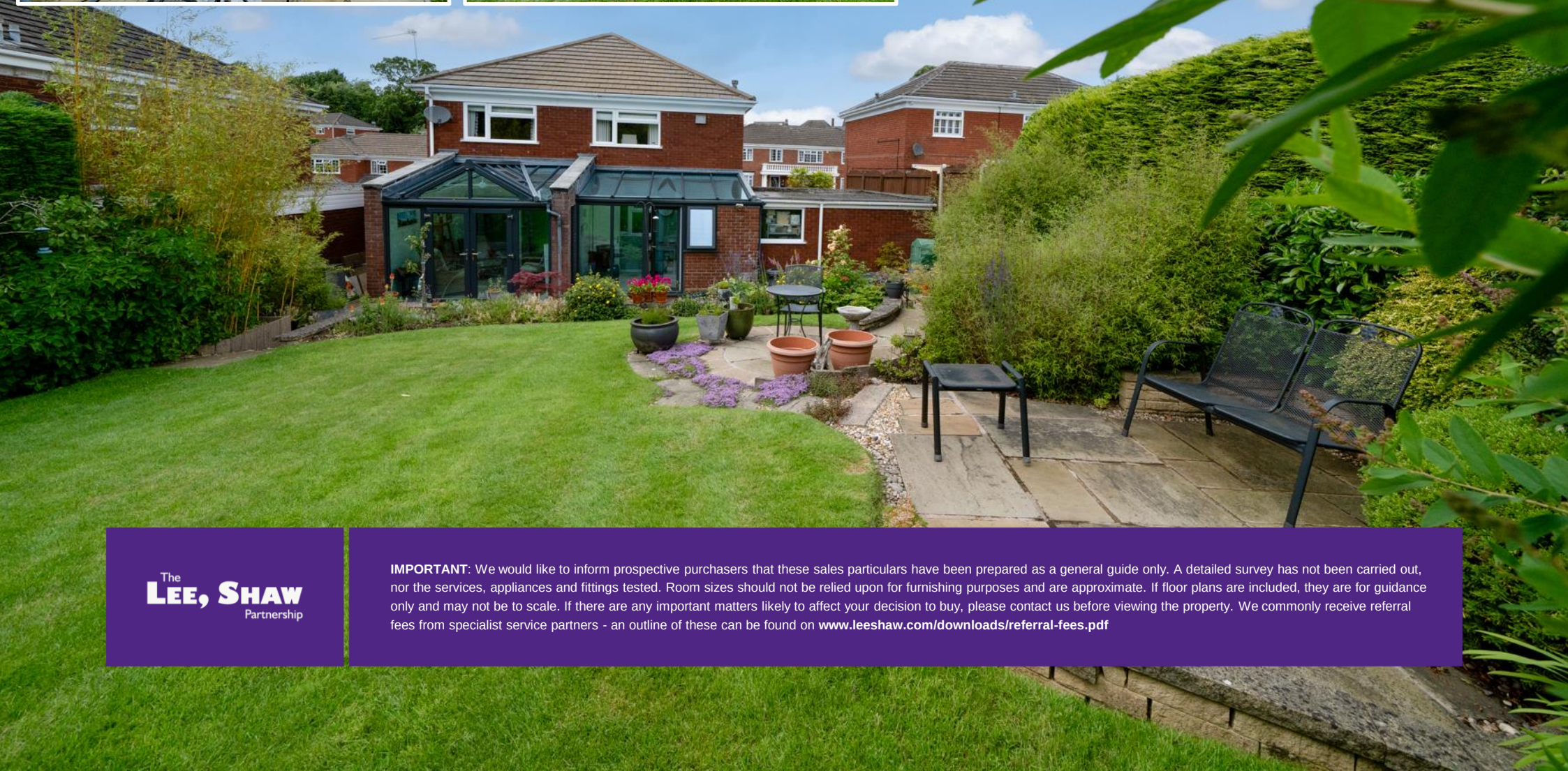


There are 3 further Bedrooms, Bedroom 2 has loft access and Bedroom 4 has a stair head cupboard and wardrobe.

The House bathroom has been refitted and includes a white suite with bath having side screen and shower over, wc, vanity basin with double cupboard below, tiled walls, large chrome ladder radiator, recessed ceiling lights and side window.



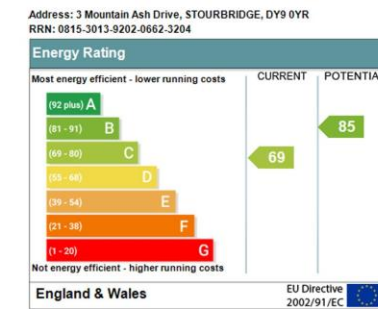
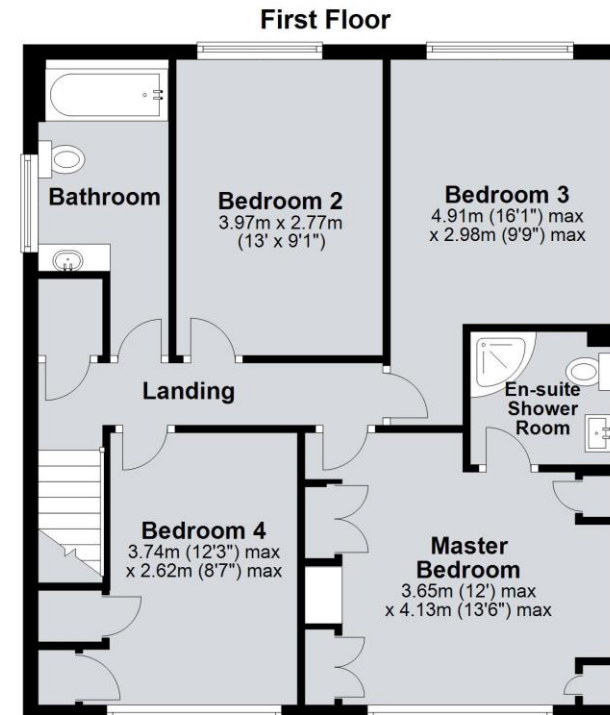
Outside there is a Double Garage with electric up and over door, good size Driveway with lawned fore garden and a south facing Rear garden with wide patio, stone wall with sloping path to right and steps on left to the gently elevated lawn with side patio area, side and rear borders and side path with gate to front.



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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

Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 91sq m, 979sq ft
 Garage: 25sq m, 269sq ft
 First Floor: 67sq m, 721sq ft



EnergyCom

Produced by EnergyCom.
 This Floor Plan is presented as general guidance only.
 It cannot be relied upon as a statement of fact.
 Email: edl@energy-survey.com

FLOOR PLANS

Tenure: Freehold.

Construction: brick with a pitched tiled roof and flat roof. **Services:** mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band G.

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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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.