



The
LEE, SHAW
Partnership

12 The Parklands
Pedmore, Stourbridge DY9 7JT



Improved Detached Family Home

This much improved and extended Detached Family Home with Loft Conversion and Rear Orangery provides well-presented accommodation over 3 Floors, now with 4 Bedrooms and is surprisingly spacious being well worth internal inspection to fully appreciate.

The property has been extended at both the front and rear with the 4th Bedroom being created from the Loft Conversion. The Orangery has been recently added creating the wow factor and this has also included the refitting of the Kitchen by Mucklow Hill Interiors.

The Parklands is a much sought after Pedmore address and is well placed for Schools, Stourbridge Junction Railway Station, Oldswinford & Stourbridge Town, Merry Hill Shopping Centre, together with easy access to the surrounding road network and M5 Motorway.

The property benefits from gas central heating, UPVC double glazing and comprises: Porch, Reception Hall, Guest Cloakroom, Through Lounge, Extended Dining Room, Superb Refitted Kitchen & Orangery, Refitted Utility Room, Large Gallery Landing, 3 excellent 1st Floor Bedrooms (Bedroom 1 with En-Suite), Large House Bathroom including shower cubicle, Loft Conversion Bedroom 4 with walk-in wardrobe, Driveway and 2 Garages (one reduced in size with wall & base cupboards). The property is further enhanced by a south facing Rear Garden.



Kitchen/Orangery with Wow Factor

OVERALL, A WELL APPOINTED FAMILY HOME IN A GREAT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Porch Entrance opening to the Reception Hall with Karndean floor, open tread stairs to 1st Floor with spindle balustrade, radiator with cover and recessed ceiling lights.

There is good size Guest Cloakroom to the front with white suite including wc, vanity basin with limed oak style double cupboard below, tiled splash back, shaver point, Kardean floor, window and Cloaks Store with hanging space.

The Lounge is a through room with brick recessed fireplace having slate hearth, beam mantel shelf and log burner, window to front and rear doors to Garden.

The Dining Room has been extended to the rear and this good size room has a laminate floor, radiator with cover and rear doors to Garden.

The combined Kitchen and Orangery provide the wow factor. The Kitchen has been refitted by Mucklow Hill Interiors and incorporates a range of wall and base cupboards in partridge grey/hartforth blue with contrasting granite worktops and upstands and there is a large centre island with Reginox sink and Perrin & Rowe instant hot water tap, wireless charger, base cupboards below, Samsung integrated dishwasher.





Well placed for amenities and Train Station

There is also an integrated Bosch microwave and Bosch smart coffee machine, Rangemaster Professional range cooker with integrated cooker hood over and Samsung American style fridge freezer. In addition, there are under cupboard lights, display cupboards, Sonos ceiling speakers, recessed ceiling lights and Karndean floor with under floor heating. The Kitchen opens into the Orangery having a lantern roof, 5 windows (one opener) and with rear bi-fold doors to the Garden. A door leads from the Kitchen to the refitted Utility Room having sink with mixer tap, base cupboard and appliance space, double wall cupboard, chrome ladder radiator, recessed ceiling lights, Karndean floor with under floor heating and door to Garage.

On the 1st Floor there is a large Gallery Landing with vaulted ceiling, front window, spindle balustrade and open tread stairs with spindle balustrade to the 2nd Floor Loft Conversion.

Bedroom 1 is a through room with window to front and rear and a range of built-in wardrobes and drawers, bedside cupboards and its own En-Suite Shower Room having a white suite with walk-in shower having curved side screen and electric shower, wc, basin, tiled walls and floor, chrome ladder radiator and recessed ceiling lights.

Bedroom 2 & 3 are double rooms each with rear window.



Viewing is highly recommended



There is a large House Bathroom with white suite including roll top bath on feet, wc, basin, large shower cubicle with sliding screen door and waterfall shower, recessed ceiling lights, side window and tiled walls and floor.



On the 2nd Floor there is a Loft Conversion providing a 4th Bedroom with 2 rear Velux roof windows, access to eaves Store and doors to Walk-in Wardrobe with side Velux roof window, hanging space, shelving and drawers.





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





South facing Garden

Outside there is Driveway parking to the front, 2 Garages (one reduced in length with wall and base cupboards and Worcester gas central heating boiler and both with electric shutter doors).

The Rear Garden enjoys a south facing aspect with porcelain tiled patio, low walling and steps to the shaped lawn with rear corner porcelain tiled patio, rear low wall to border.

Tenure: Freehold.

Construction: brick with a pitched tiled roof.

Services: All mains services are connected.
Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/engb/broadband-coverage.

Council Tax Band F.

There is an Ohme Electric Car Charger.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		



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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

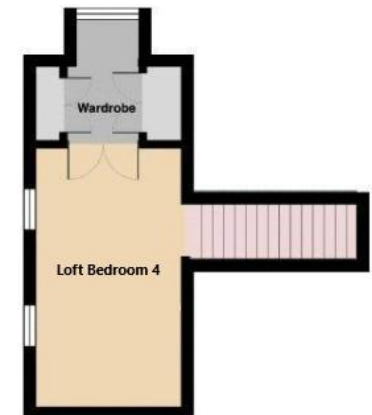
FLOOR PLANS



Ground Floor



First Floor



Second Floor

Porch
Hall:
13'1" x 11'8" Max (4m x 3.56m)
Guest Cloakroom
Lounge:
21'2" x 11'10" max (6.46m x 3.62m)
Dining Room:
16'1" into doors x 9'10" (4.91m x 3m)
Kitchen/Orangery:
23'10" x 18'1" (5.53m x 7.28m)
Utility
Landing:
16' max x 13'1" (4.87m x 4m)
Bedroom 1:
15'11" x 11'10" (4.86m x 3.62m)
En-Suite
Bedroom 2:
10'2" extends to 15'4" max at door x 9'11" (3.12m and 4.68m x 3.02m)
Bedroom 3:
11'8" x 9'6" (3.56m x 2.89m)
Bathroom:
13'5" x 8'4" (4.09m x 2.56m)
Loft Bedroom 4:
17'6" x 9'1" (5.35m x 2.79m)
Garage:
17'4" x 8'6" & 12'8" x 7'11" (5.29m x 2.61m & 3.86m x 2.43m)

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 396066
stourbridge@leeshaw.com
www.leeshaw.com

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