



The
LEE, SHAW
Partnership

The Hedgerows, 71B Redlake Drive
Pedmore, DY9 0RX



HIGHLY SOUGHT AFTER PEDMORE ADDRESS

GREAT OPPORTUNITY READY TO PERSONALISE AND EXCELLENT PRICE POINT FOR THIS TOP ADDRESS – A DEFINITE MUST SEE.

This 4 Bedroom Detached Family Home enjoys a corner position, side onto Stuarts Green with green aspect to front and benefits from Driveway parking and Double Garage.

Redlake Drive is a highly sought after Pedmore address located off Redlake Road & Bromwich Lane, 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 glazed windows and comprising: Reception Hall, Guest Cloakroom, Lounge, Separate Dining Room, Breakfast Kitchen, Utility Room, Landing, 4 Bedrooms (Bedroom 1 with En-Suite) and House Bathroom.

OVERALL, A PROPERTY READY TO PERSONALISE AND MAKE YOUR OWN, AT THIS HIGHLY DESIRABLE ADDRESS – VIEWING IS HIGHLY RECOMMENDED.



READY TO PERSONALISE AND MAKE YOUR OWN!

On the Ground Floor, there is a Reception Hall having a composite double glazed front door with obscure UPVC double glazed side screen, radiator, stairs to 1st Floor with spindle balustrade and doors to:

Guest Cloakroom having a white suite with WC, semi recessed to basin with vanity cupboard below and tiled splashback, radiator and obscure UPVC double glazed side window.

Lounge having a mantel fireplace with hearth and inset fire, 2 radiators, UPVC double glazed window and UPVC double glazed patio door to Garden.

Dining room with UPVC double glazed window and radiator.

Breakfast Kitchen having a range of cherry wood wall and base cupboards, worktops, tiled splashbacks, sink with mixer tap, Bosch built-in double oven, gas hob with integrated cooker hood over, integrated fridge, table space, radiator, UPVC double glazed window and door to:





NO ONWARD CHAIN!

Utility room having worktop with appliance Spaces below sink and mixer tap tile splashback double wall cupboard UPVC double glazed side window radiator and part double glazed UPVC rear door to Garden

On the 1st Floor, there is a Gallery Landing having spindle balustrade to stairs, UPVC double glaze window to front, radiator, loft access, Airing Cupboard (with tank) and doors to:

Bedroom 1 having a range of wardrobes, top cupboards, 2 bedside drawer units, dressing table and further drawer unit, radiator, UPVC double glazed window and door to:

En-suite having a white suite with bath having a shower off taps. semi recessed basin with vanity cupboard below, WC with concealed cistern, radiator, tiled floor, tiled walls, shaver point, obscure UPVC double glazed window and X-pelair.



BEDROOM 1 WITH EN-SUITE

Bedroom 2 with UPVC double glazed window and radiator.

Bedroom 3 with UPVC double glazed front dormer window, radiator and door to: Walk-in Store with additional Eaves Store.

Bedroom 4 with UPVC double glazed window and radiator.

Bathroom having a white suite, bath, WC, pedestal basin, tiled shower cubicle with screen door, part tiled walls, radiator, obscure UPVC double glazed side window and X-pelair.

Double Garage with electric up and over door, Ideal gas central heating boiler, twin power point and door to Hall.





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





OFF ROAD PARKING TO FRONT

Rear Garden having a paved patio leading onto lawn with borders, conifers to part, shrub planting, left corner paved patio, side path and gate to front and additional side paved area on the other side of the property.

At the front there is a low wall with front hedge, lawn, shrub planting and block paved Driveway providing off road parking.

Tenure: Freehold. Construction: brick with a pitched tiled roof.
Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.
Council Tax Band 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



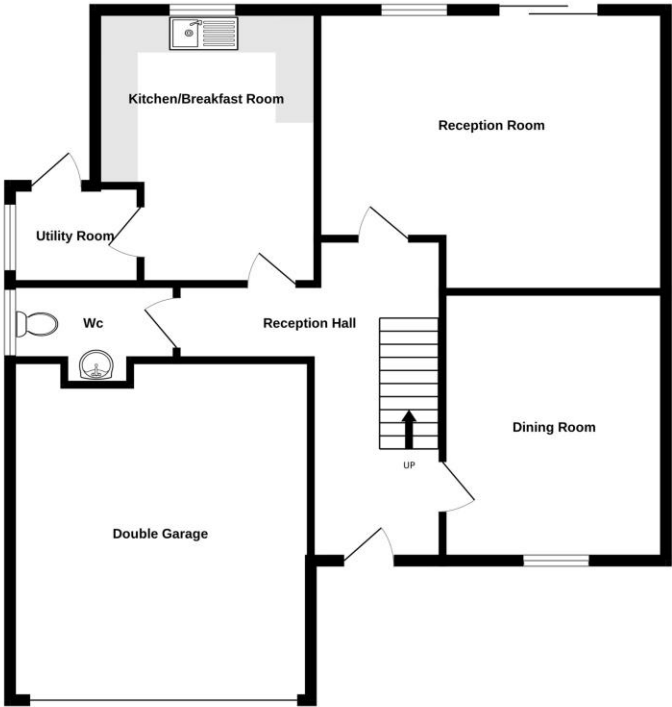
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements:

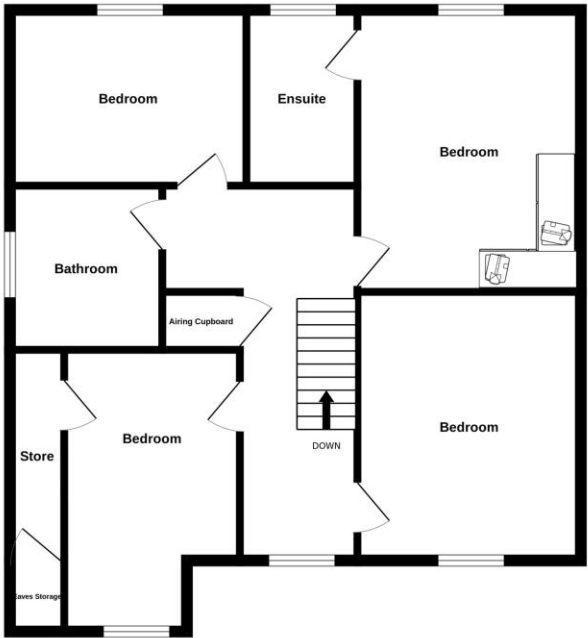
- Reception Hall
- Guest Cloakroom
- Lounge: 17'6" x 14'8" into patio (5.35m x 4.48m)
- Dining Room: 13'5" x 11'8" (4.10m x 3.56m)
- Breakfast Kitchen: 13'9" x 11'1" (4.20m x 3.40m)
- Utility: 6'8" x 5'1" (2.05m x 1.55m)
- Double Garage: 17'1" x 14'6" (5.22m x 4.43m)
- Landing
- Bedroom 1: 14'1" x 11'9" (4.29m x 3.58m)
- En-Suite: 8'8" x 5'6" (2.64m x 1.69m)
- Bedroom 2: 13'5" x 11'9" (4.11m x 3.58m)
- Bedroom 3: 13'11" max x 10'4" max (4.25m x 3.16m)
- Walk-in Store: 9'11" x 3'5" (3.04m x 1.04m)
- Bedroom 4: 11'2" x 8'8" (3.42m x 2.65m)
- Bathroom: 8'2" x 8'2" (2.49m x 2.49m)

FLOOR
PLANS

Ground Floor



1st Floor



The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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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.