



The
LEE, SHAW
Partnership

7 Pear Tree Drive
Pedmore, Stourbridge DY8 2LB

Great location and with lots of potential

Fantastic opportunity for improvement/modernisation, this large 4 Bedroom Detached Family Home with Double Garage was originally built by Cox Leasowes Homes and is ready to personalise and make your own, enjoying a great position within Pear Tree Drive, side on to The Woodlands at this much sought after location off Love Lane, standing well with lawned fore garden and Driveway.

The property is located close to Mary Stevens Park, Stourbridge Golf Club, Oldswinford Cricket Club, ideal for walkers being just minutes from countryside and of course the all-important local amenities including excellent schools, Oldswinford shops, Stourbridge Town, train station and ideal for commuters with excellent road links to the M5 Motorway and beyond.

With gas central heating, accommodation is set over 2 Floors and comprises: Reception Hall, Store (below stairs), Guest Cloakroom, generous through Lounge, separate Dining Room, Kitchen, Utility Room, Landing, 4 Bedrooms (Master En-Suite) and House Bathroom. The property is further enhanced by a wide south facing Rear Garden.

OVERALL, THIS IS A LARGE FAMILY HOME WITH MUCH POTENTIAL, AVAILABLE WITH NO ONWARD CHAIN, IN A MOST DESIREABLE LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Porch Entrance being timber single glazed, with entrance door and side screens, tiled floor, timber front door with obscure timber double side screen to:

Reception Hall with stairs to 1st Floor, Store (below), radiator and doors to:

Guest Cloakroom with white wc, basin, part tiled walls, radiator and obscure UPVC double glazed window.





Large family home

Through Lounge with brick fireplace having slate hearth, mantel shelf and inset fire, UPVC double glazed bow window to front with wide sill, 2 radiators and aluminium double glazed patio door to rear Garden.

Separate Dining Room with UPVC double glazed window, radiator and door Kitchen.

Breakfast Kitchen having range of wall and base cupboards, worktops, tiled splashbacks, 2 bowl sink with mixer tap, Neff built-in double oven, Bosch 5 burner gas hob with cooker hood over, appliance spaces, UPVC double glazed rear window, Worcester gas central heating boiler, radiator door to Hall and door to:

Utility Room with double wall cupboard, sink with hot and cold tap and double base cupboard, worktops and tiled splashbacks, appliance spaces, 2 UPVC double side windows and part double glazed UPVC side door.

On the 1st Floor, there is a Landing with UPVC double glazed window, radiator, loft access, doors to Airing Cupboard (with tank) and doors to:

Bedroom 1 with UPVC double glazed window, a range of wardrobes, matching dressing table, 2 chests of drawers, 2 bedside drawer units, radiator and door to:

En-suite having a white suite with large shower cubicle having curved screen door and shower boarding, semi recessed basin with vanity cupboard and drawers below, wc with concealed cistern, combined wall cupboard and shelf unit with pelmet lighting between, obscure UPVC double glazed side window, radiator, electric fan heater and wall tiling.

Bedroom 2 with UPVC double glazed window, wardrobes with bridging top cupboards drawers/dressing table and radiator.





No onward chain

Bedroom 3 with double and single wardrobe, radiator and UPVC double glazed window.

Bedroom 4 with UPVC double glazed window, radiator and built-in double wardrobe with mirror doors.

Bathroom having bath, pedestal basin, bidet, wc, step to shower cubicle with screen door and Mira Shower, wall tiling, obscure UPVC double glazed window, radiator, electric wall heater and light with shaver point.

Double Garage with electric up and over door, timber single glazed side window, part single glazed timber side door, loft access, twin power point and strip lights.

Rear Garden being south facing with side access path with gate to front, wide paved patio with raised rockery and water run to pond, gently elevating lawn with borders, side retaining wall and steps to additional side garden area with lawn and borders tapering out to the top and walk-through pergola with planting.

Front with generous size Garden having lawn and borders, paved pathway to front entrance, tarmac Driveway and side border.

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.

The property is also being marketed with our Joint Agent – Andrew Taplin.





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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



- Porch

Hall

Guest Cloakroom

Lounge:
21'4" x 15'11" (6.51m x 4.86m)

Dining Room:
12'11" x 11'5" (3.95m x 3.48m)

Breakfast Kitchen:
12'11" x 11'7" (3.95m x 3.53m)

Utility Room:
8'1" x 7'4" (2.46m x 2.25m)

Landing

Bedroom 1:
18'10" x 11'10" + door recess (5.76m x 3.61m)

En-Suite:
8'9" x 5'10" (2.67m x 1.78m)

Bedroom 2:
12'2" x 10'11" + door recess (3.72m x 3.34m)

Bedroom 3:
12'9" x 8'5" (3.90m x 2.58m)

Bedroom 4:
9'9" x 9' + ward. (2.99m x 2.76m)

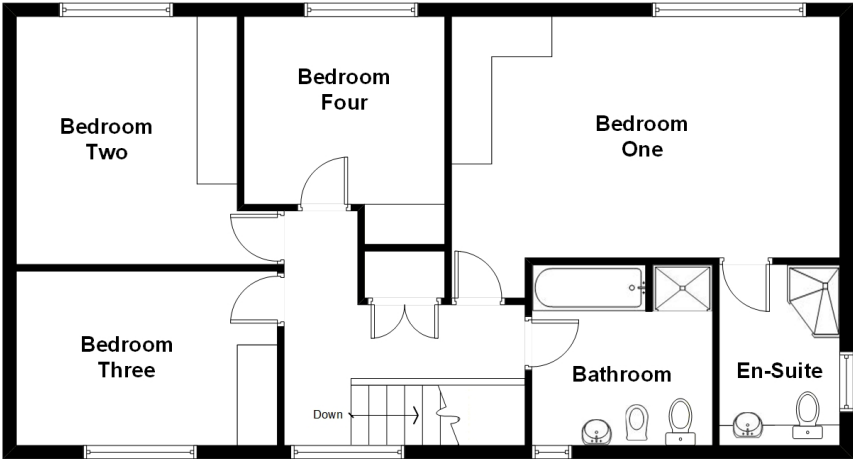
Bathroom:
8'8" x 8'7" (2.66m x 2.63m)

Double Garage:
17'2" x 16'4" (5.23m x 4.98m)

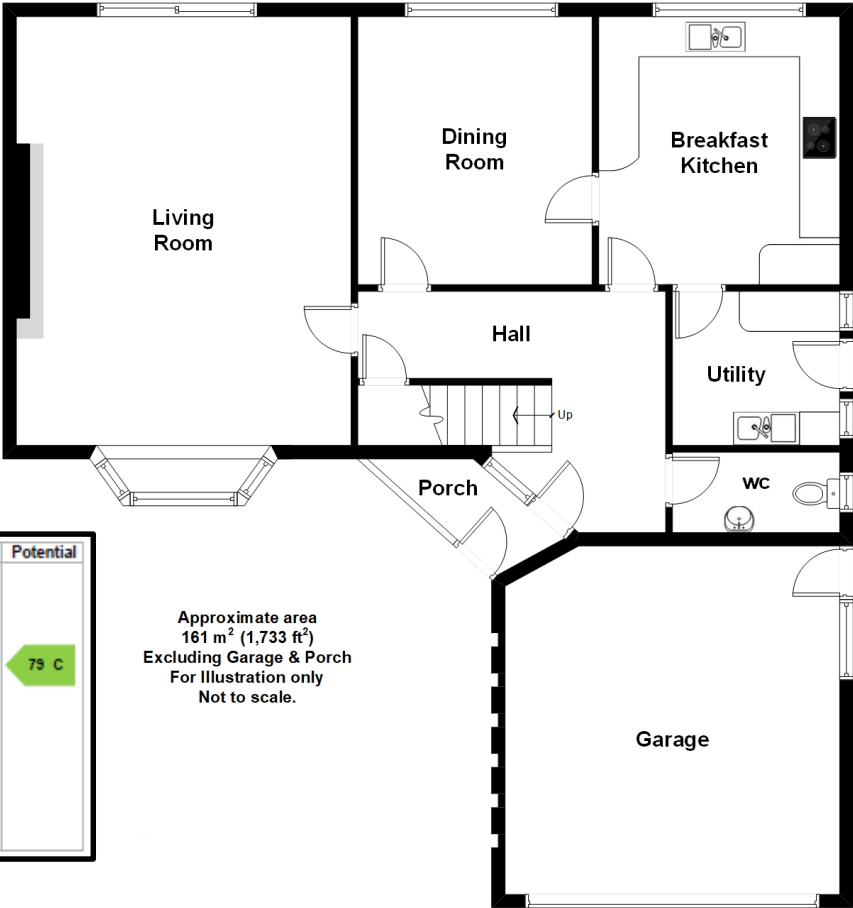
FLOOR
PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor



Ground Floor



Approximate area
161 m² (1,733 ft²)
Excluding Garage & Porch
For Illustration only
Not to scale.

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.