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Ferndale Park
Pedmore, Stourbridge



18 Ferndale Park, Pedmore, Stourbridge DY9 0RB

Representing a fantastic opportunity for a Detached Family Home at this sought after address, mostly original but clean and offering so much potential for updating and improvement – this is a property waiting to be transformed and is available with no onward chain.

The property enjoys a prime cul-de-sac location leading off Bromwich Lane/Hagley Road being well placed for Stourbridge Town & Hagley Village which have a wealth of local amenities including schooling of good repute, shops, restaurants, train stations with direct links into Birmingham/Worcester and beyond and with excellent access to the motorway network at J3 or J4 of the M5 making it ideal for commuting.

With gas central heating and comprising: Porch, Reception Hall, Guest Cloakroom, L shaped Lounge/Dining Room, Kitchen, Breakfast Room, Rear Porch, Landing, 3 Bedrooms (large Bedroom 1), Bathroom, Garage and Driveway.

OVERALL, THIS IS A PROPERTY WELL WORTH INSPECTION TO FULLY APPRECIATE AND IS IDEAL FOR THOSE WANTING ADDITIONAL SCOPE TO PERSONALISE AND CREATE A FOREVER HOME.

On the Ground Floor there is a Porch Entrance leading to the Reception Hall having open tread stairs to 1st Floor, side UPVC double glazed screen, door to Lounge & Kitchen and Guest Cloakroom having wc, basin, tiled walls and UPVC double glazed window.

There is an L Shaped Lounge/Dining Room having brick fireplace with tiled hearth and gas fire, UPVC double glazed rear window and UPVC double glazed patio door to Garden.

The Kitchen has a range of base cupboards, sink and mixer tap, tiled worktops, tiled walls, double wall cupboard, tall cupboard, cooker hood, UPVC double glazed front window and sliding glazed screen to Dining Area. A part glazed door leads to a Breakfast Room with tiled floor, door to Garage, door to Boiler Cupboard (with Ideal Mexico floor standing boiler) and Store Cupboard. A single glazed timber window and door opens to the rear Porch having tiled floor, appliance space, UPVC double glazed window and UPVC double glazed screen and door to Garden.

On the 1st Floor there is a Landing having loft access and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is a large Bedroom having 2 double built-in wardrobes with top cupboards and 2 rear UPVC double glazed windows (one non opener), there is scope here to create an En-Suite with the Bathroom immediately adjacent. Bedroom 2 & 3 both have a front UPVC double glazed window, with Bedroom 2 also having a built-in double wardrobe with top cupboard.

The Bathroom has a bath, wc, basin, tiled walls, side UPVC double glazed window, shaver point and door to Airing Cupboard (with tank and shelving).

There is a single Garage with up and over door, skylight and strip light.

The Rear Garden has a wide paved patio with low stone wall and steps leading to the shaped lawn with borders and side path with gate to front.

At the front there is a tarmac Driveway, shaped lawn with rockery and borders and paved area.

Tenure: Freehold
Council Tax Band: E



Ground Floor excludes garage, porch & utility

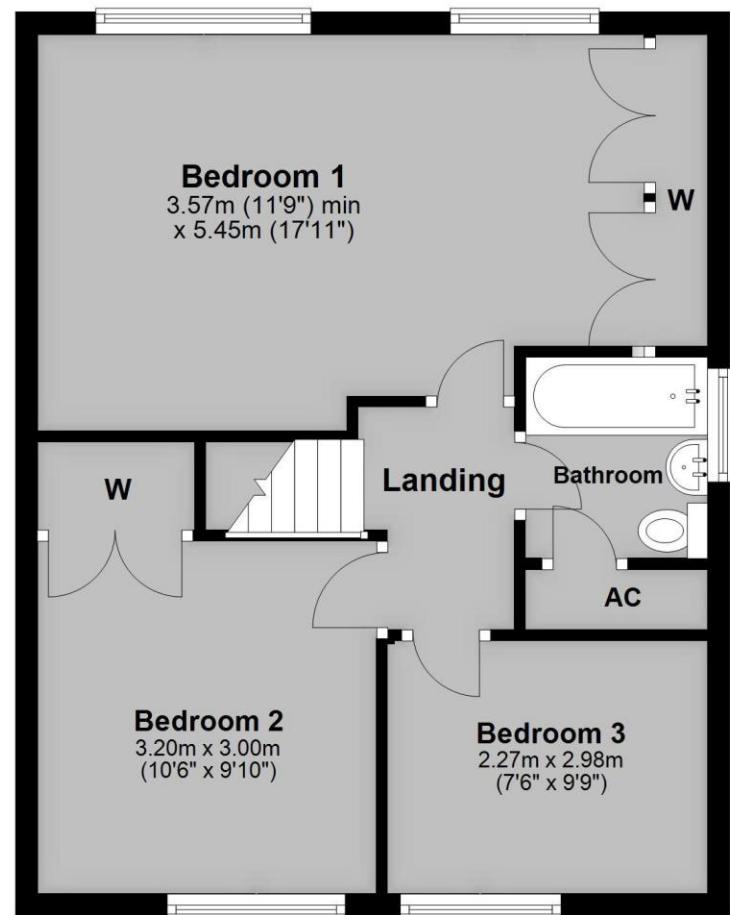
Approx. 57.7 sq. metres (621.0 sq. feet)



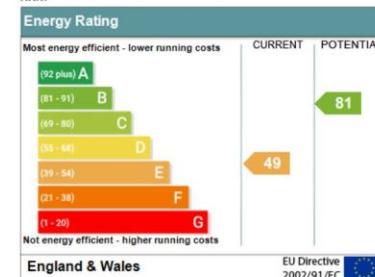
Total area: approx. 104.4 sq. metres (1123.8 sq. feet)

First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Address: 18 Ferndale Park, STOURBRIDGE, DY9 0RB
RRN:





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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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