



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

46 Old Ham Lane
Pedmore

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

46 Old Ham Lane, Pedmore, Stourbridge, West Midlands DY9 0UN

A fabulous opportunity to purchase this particularly attractive double fronted detached bungalow standing in a fabulous plot with lots of potential to refurbish and potentially extend subject to the usual local authority approvals. The garage is an integral part of the building and is under the steeply pitched main roof which might lend itself to potential conversion again subject to the necessary consents. The accommodation briefly comprises central reception hall, lounge, separate dining room, breakfast kitchen, two bedrooms and bathroom.

Located in a residential area of quality housing within Pedmore quite close to Ham Dingle Primary School. It is convenient for a good range of urban amenities in Stourbridge, the Merry Hill shopping centre, Hagley and the West Midlands Conurbation generally. There are a couple of local shops close by at Drew Road which include a News Agents and Off-licence.

Stourbridge junction railway station is in easy reach and there are good road links and motorway access at junction 3 or 4 of the M5 motorway.



In more detail the property stands behind an impressive sweeping driveway and spacious fore garden. The rear garden is particularly impressive and has been enlarged with the purchase of additional land at some point in its history.

The recessed porch leads to a central reception hall with wood floor and cloaks cupboard. Double doors give an impressive entrance to the lounge located at the front with fireplace and bay window.

There is a separate dining room with fireplace and French doors giving direct access to the garden. Potentially this could be used as an additional bedroom if needed.

The breakfast kitchen is fitted with original units whilst the bay window projection offers delightful views over the rear garden from the sink. There is also a gas boiler serving the central heating.



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

We don't sell houses
we sell **homes.**



RICS

the mark of
property
professionalism
worldwide

The master bedroom is well proportioned and located at the front of the bungalow and bedroom 2 at the rear both with fitted wardrobes. There is a main bathroom with bath, low level wc and vanity wash basin.

A side lobby gives internal access to the garage. The garage is a generous size with sliding track doors and incorporates two former coal houses and a separate wc.

The rear garden is a particular delight in terms of its size and lovely aspect. There is a patio area, lawns and steps down to further lawn which then stretches up to a small orchard.

Tenure – Freehold

EPC rating –F

Council Tax Band - F

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

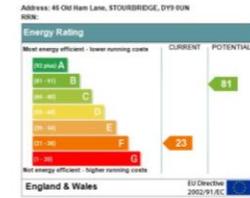




FLOOR PLANS

Ground Floor

Approx. 120.7 sq. metres (1298.8 sq. feet)



Total area: approx. 120.7 sq. metres (1298.8 sq. feet)



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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>

www.leeshaw.com





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

We don't sell houses
we sell **homes.**