



The
LEE, SHAW
Partnership

The Woodlands
Pedmore, Stourbridge



Lynian House 15 The Woodlands

Pedmore, Stourbridge DY8 2RA

Fantastic opportunity for a modern, distinctively styled, superbly re-appointed 4 Bedroom Detached Family Home with Double Garage and the addition of a large oak framed Orangery, creating the wow factor.

The property enjoys a great position within The Woodlands, being a prime more exclusive cul-de-sac leading off Pear Tree Drive, at this much sought after neighbourhood off Love Lane, set beyond a fore Garden with lawn and rockery, Driveway and with pathway leading to the front Canopy Entrance. There is also a generous size Rear Garden further adding to its overall appeal.

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, Hagley Village, train station and ideal for commuters with excellent road links to the M5 Motorway and beyond.

The property is a true credit to the present owners, who over a 40 year period, from new, have maintained and updated, to a high standard, being well appointed, immaculate throughout, offering turn the key ready move in condition and a definite must see to fully appreciate.

With gas central heating, double glazing and comprising: Reception Hall, Guest Cloakroom, Study, Lounge, Kitchen, Utility Room, Dining Room opening to the oak framed Orangery, Landing, 4 Bedrooms (Bedroom 1 & 2 with built-in wardrobes and En-suite Shower Room to Bedroom 1) and House Bathroom.

OVERALL, A MODERN FAMILY HOME IN A HIGHLY DESIRABLE LOCATION. EARLY VIEWING IS ESSENTIAL AND HIGHLY RECOMMENDED.



Ground Floor

On the Ground Floor, there is a Canopy Entrance with lights and front door with obscure double glazed side screen, opening to the Reception Hall having a 2 flight staircase to 1st Floor with spindle balustrade, Amtico floor, Cloaks Store and doors leading off.

The Guest Cloakroom has a modern white suite with WC having oak style concealed cistern, basin with tiled splashback, radiator and obscure double glazed side window.

There is a Study with double glazed window on both sides, built-in base cupboards and shelving, tall cupboard with integrated fridge freezer, Siemens wine cooler and radiator.

The Lounge is located to the front, having double glazed bow window with wide sill, recessed fireplace with quarry tiled hearth and multi fuel burner with oak beam mantel over, 2 radiators and double glazed doors opening to the rear Orangery.

There is a refitted Kitchen having a range of cream gloss style wall, base cupboards and drawer unit, granite worktops and upstands, sink and mixer tap, Neff built-in double oven with warming drawer below and cupboard above and below, ceramic hob with cooker hood over, integrated dishwasher, double glazed rear window with pelmet lighting over, under cupboard lights, centre Island with granite worktop and base cupboards, integrated fridge, integrated microwave, integrated freezer, slimline wine cooler, tiled floor, vertical radiator, arch to Dining Room and door to Utility Room.

The Utility Room has a range of cream gloss wall and base cupboards, granite worktops and upstands, sink and mixer tap, tall cupboard, appliance space, double glazed side window, part double glazed side door, tiled floor and radiator.

There is a Sitting/Dining Room, in the middle, having double doors to the Reception Hall, Amtico floor, radiator and wide opening with step to:

Oak Framed Orangery, creating the wow factor, being double glazed with bifold doors to rear and single door to side and with 2 oak framed roof lanterns (one with 4 opening double glazed roof windows), tiled floor with underfloor heating, cupboard (with manifold for underfloor heating) and recessed ceiling lights. This stylish edition is large enough for flexible use for Sitting and Dining and is a true showpiece of the property, being light and airy and taking full advantage of the Garden beyond.





1st Floor

On the 1st Floor, there is a Landing having spindle balustrade, obscure coloured leaded double glazed window to half landing, loft access (with ladder) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is located to the front with double glazed window, radiator, a range of walnut style built-in wardrobes with sliding doors, 2 bedside drawer units and 6 drawer chest and with door to the refitted En-suite Shower Room having a white suite with tiled shower cubicle having curved screen doors and waterfall shower, WC, wide semi-recessed basin with tiled splashback and vanity cupboard below, feature vertical radiator, tiled floor, recessed ceiling lights and obscure double glazed window.

Bedroom 2 is a generous size L shaped room, which was originally 2 rooms making the original property 5 Bedrooms in total. There are 2 double glazed windows, 2 radiators and a range of wardrobes to one wall with sliding doors. A buyer could decide to convert this back to 2 rooms, if they wish.

There are 2 further good size Bedrooms each with double glazed window and radiator.

The refitted House Bathroom has a white suite with roll top bath and tiled surround, tiled shower cubicle with screen door and waterfall shower over, WC, basin with oak style plinth and shelf and tiled splashback, shaver point, wall cabinet with mirror doors, obscure double glazed window, vertical radiator, recessed ceiling lights and tiled floor.



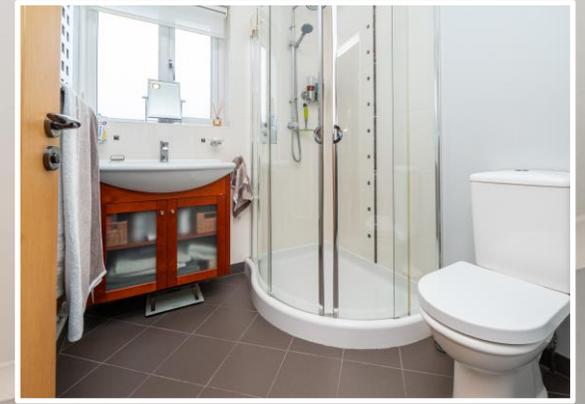
Outside



There is a Double Garage having electric up and over door, UPVC double glazed side window, pitched roof, tap, double glazed UPVC side pedestrian door and with Viessmann Gas central heating boiler and Viessman hot water storage tank.

The Rear Garden is a good size having a decked area adjoining the Orangery with porcelain tiled patio to side and continuing to a wide porcelain side paved area with double gates to front. Porcelain tiled steps lead off the decking to a gently sloping lawn and there is a further porcelain tiled patio with wrought iron rail just below the decked area. There is a brick pathway to the Summerhouse which also has decking with sail frame and there are borders and corner vegetable plot.









Additional Information

Tenure: Freehold.

Construction: Brick with a pitched tiled roof.

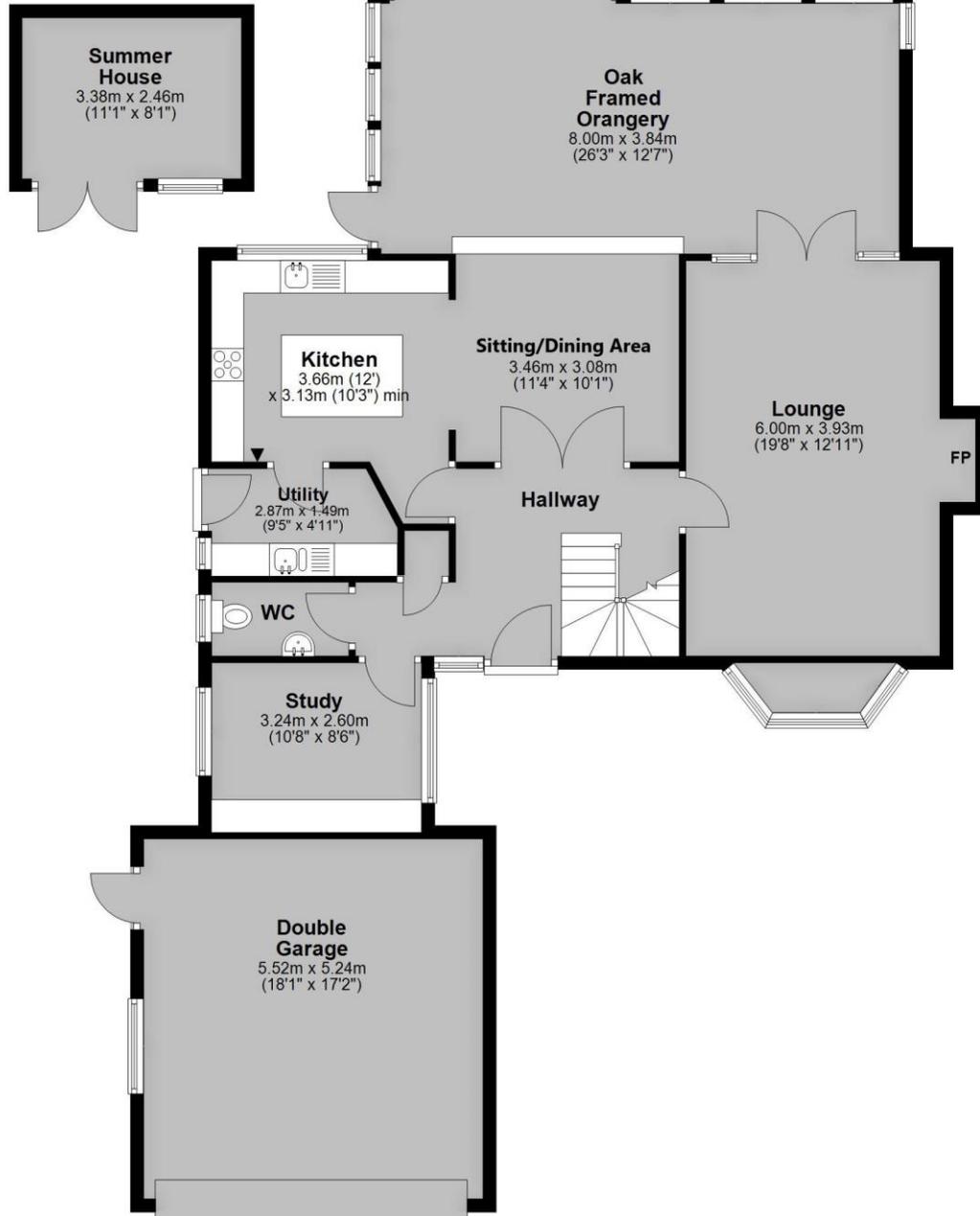
Services: Mains water, electricity, gas and drainage are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

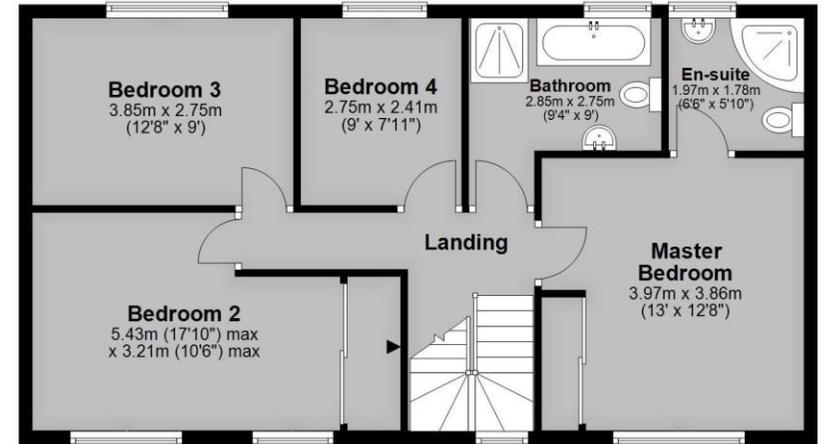
Council Tax Band G.



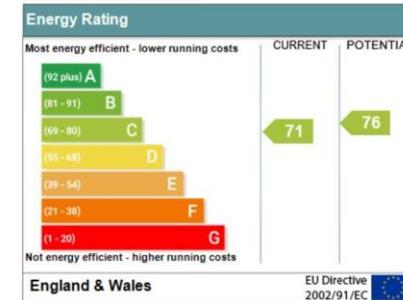
Ground Floor
Approx. 148.2 sq. metres (1595.3 sq. feet)



First Floor
Approx. 68.5 sq. metres (737.0 sq. feet)



Address: Lynian House, 15 The Woodlands, STOURBRIDGE, DY8 2RA
RRN: 5736-8222-8500-0731-9292



Total area: approx. 216.7 sq. metres (2332.3 sq. feet)

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

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