

**AP MORGAN**



**Hagley Road, Pedmore, Stourbridge**  
Asking Price £795,000

**Features:**

- Imposing detached family residence
- Six spacious bedrooms
- Lounge & formal dining room
- Impressive family/dining room extension
- Stylish fitted kitchen/breakfast room
- Two bathrooms, shower room & guest W/C
- Large landscaped rear garden with timber outbuilding
- Block paved through drive & garage

**Description:**

Situated just off the Hagley Road accessed via a service road, is this imposing and thoughtfully extended six bedroom, detached family residence occupying a highly desirable location within Pedmore, Stourbridge.

This attractive 1930s period family home is believed to have been the original farmhouse to the nearby Pedmore Hall estate and maintains some original period features while incorporating a substantial and contemporary ground floor extension to provide flexible family living space.

The property is approached via a generous frontage with an in-and-out block-paved driveway, access to a garage, and an enclosed porch leading to the front door.

Once inside, the welcoming interior briefly comprises an entrance hall, a ground floor guest W/C, a generous lounge with the original open fireplace, a formal dining room with a bow bay window to the front aspect, and a stylish fitted kitchen with a granite tiled floor. The kitchen features a range of oak-fronted wall and base units, granite work surfaces, a Belfast-style sink, and space for a range-style cooker. Completing the ground floor is an impressive extension constructed in 2014, offering versatile family living and dining space with two large feature bi-fold doors that extend the space into the garden during the summer months, along with a wet underfloor heating system.

Rising upstairs, the first-floor gallery landing offers dual-aspect views to the front and rear and doors radiating off to four double bedrooms, a modern family bathroom suite with a bathtub and separate shower enclosure, and a further bathroom offering a corner bathtub.

A further staircase rises to the second floor, which accommodates two more double bedrooms and a shower room.

Moving outside, the property features a generous landscaped rear garden, including an initial low-maintenance concrete print patio, a generous lawn, and a large timber outbuilding that would lend itself well to conversion into a home office or gym.

Further benefits include gas-fired central heating and double glazing, original refurbished solid wood parquet flooring through the entrance hall, lounge, and dining room, as well as oak internal doors.



Ideally located for access to both Stourbridge and Hagley town centres, both having excellent amenities and train stations. There is also good access to Birmingham by road and access to the motorway network. Within the area, there are excellent choices of both state and private schools, including the sought-after Hagley Primary and Haybridge High Schools. Bromsgrove Senior School is within easy reach, and the prestigious King Edward VI College is also located in Stourbridge. The house also provides access to several great sporting facilities, such as the golf and country club, a well-known rugby club, archery, football, and other sports.

**Details:**

Porch

Entrance Hall

Ground Floor W/C

Lounge 21'4" x 12'10" (6.5m x 3.9m)

Dining Room 16'8" (5.08) max into bay x 11'5" (3.48)

Kitchen 9'8" x 20'7" (2.95m x 6.27m)

Dining/Family Room 12' x 41' (3.66m x 12.5m)

Garage 14'2" x 8'2" (4.32m x 2.5m)

First Floor Landing

Bedroom One 16'10" (5.13) max into bay x 11'7" (3.53)

Bedroom Two 12' x 13'1" (3.66m x 4m)

Bedroom Three 9'1" x 13'1" (2.77m x 4m)

Bedroom Four 14' x 8 (4.27m x 8)

Family Bathroom 6'6" x 11'3" (1.98m x 3.43m)

Bathroom 6'8" x 7'9" (2.03m x 2.36m)

Second Floor Landing

Bedroom Five 16' (4.88) x 8'10" (2.7) both max

Bedroom Six 16' x 8'2" (4.88m x 2.5m)

Shower Room 4'9" x 5'7" (1.45m x 1.7m)

EPC Rating: C

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors). For more information or to arrange a viewing, please call us on 01384 319 400.



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### Need a mortgage?

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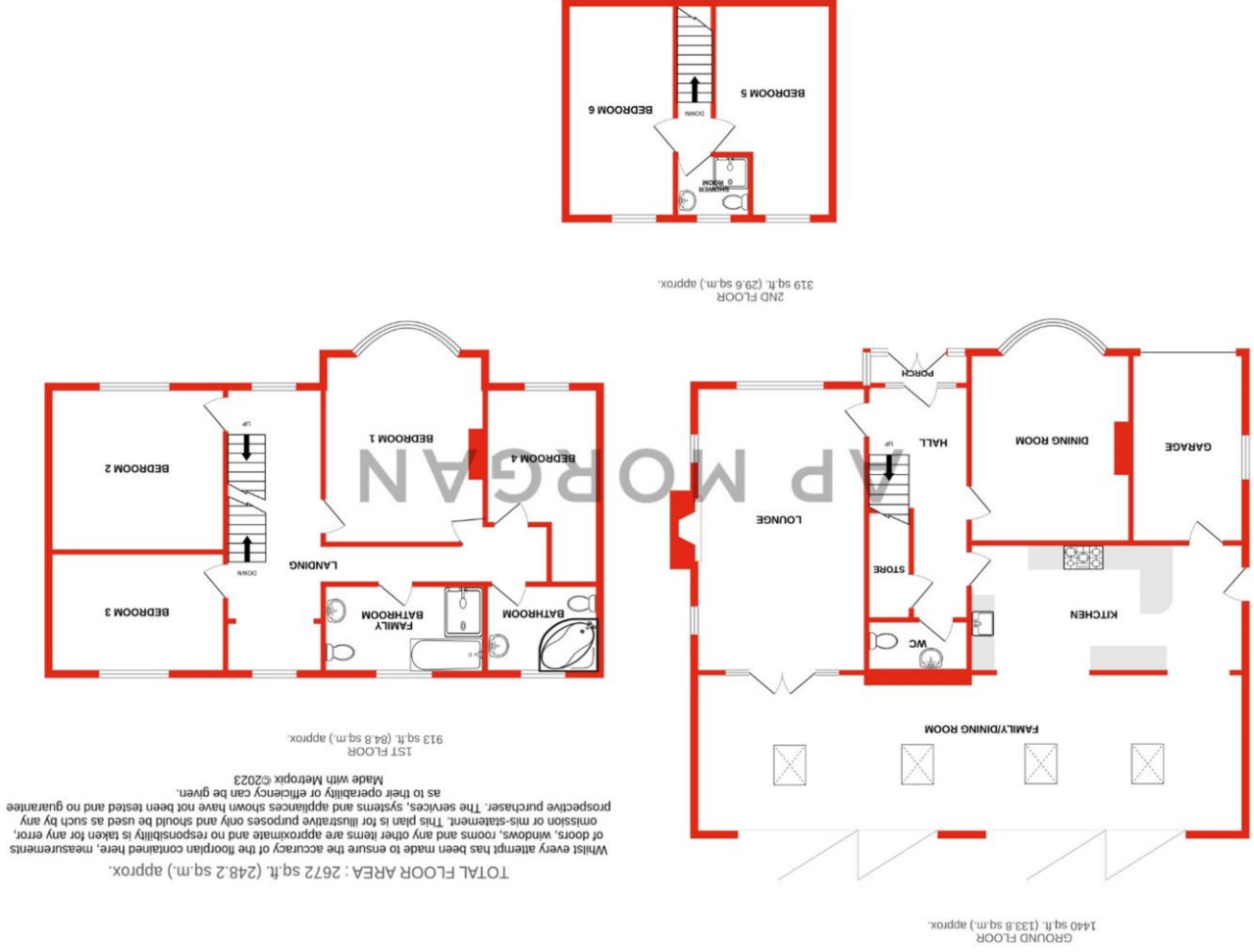
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