



South Way, Pedmore Hall Lane, Pedmore, Stourbridge, DY9 0SS

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An imposing and distinctive-style three bedroom double fronted detached family home. Offering immense frontage with large driveway and mature private rear garden; the property is located within this sought-after and well established address and is conveniently offered with no upward chain. To give prospective buyers an insight, the property in brief comprises welcoming entrance hall, comfortable-size lounge with feature fire place and double glazed bay with access to garden, separate snug, spacious well equipped kitchen breakfast room with integral appliances and guest cloakroom completing the ground floor. Continuing upstairs off a gallery-style landing with feature stained glass window leads to three bedrooms, two of which are doubles with fitted wardrobes and refitted L-shaped shower room. The rear garden is beautifully manicured with block paved seating and pathways, shaped well maintained lawn and shrub borders with gated side and garage access. Additional benefits include having excellent school catchment and transport links to nearby motorway network, Stourbridge and Hagley train stations and calming countryside trails. This is a lovely example of a truly unspoiled and charming property that has great potential and must be viewed to appreciate what's on offer.





Front of the Property

To the front of the property there is a tarmacadam driveway with block paved edging, dwarf wall with well maintained lawn beyond, mature shrub borders, outside lighting, gates side access leading to rear garden, double doors to garage and further stained glass doors to porch.

Porch

With stained glass double doors leading from the front of the property and a feature stained glass door to the entrance hall.

Entrance Hall

With a feature stained glass door leading from porch, stairs leading to first floor landing, doors to various rooms, wooden flooring, double glazed window to rear and a column central heating radiator.

Lounge

19' x 11'6" max

With a feature stained glass door leading from entrance hall, space for seating, feature fireplace with gas fire and marble hearth, coving, double glazed window to front, double glazed bay window to rear with door to garden and a column central heating radiator.

Snug

10'10" x 10'2"

With a feature stained glass door leading from entrance hall, feature fireplace, space for seating, double glazed window to front and a column style radiator.



WC

With a door leading from entrance hall, WC, wash hand basin, tiled floor and walls, double glazed window to rear and a chrome heated towel rail.

Kitchen Breakfast Room

17'1" x 10'10" max

With a feature stained glass door leading from entrance hall, space for breakfast table, double glazed door to side, decorative fireplace and an open to kitchen comprising of matching wall and base units with wooden worksurface over, ceramic sink and drainer, tiled splashback, integrated eyelevel oven and microwave, fridge freezer, plumbing for washing machine, dishwasher, double glazed window to rear and side and wooden flooring.

Landing

With stairs leading from entrance hall, doors to various rooms, decorative arch, stained glass window to rear and a column central heating radiator.

Bedroom One

11'6" x 14'9" max

With a door leading from first floor landing, fitted wardrobes, dado rail, wall lights, double glazed windows to front and rear, dado rail and a column style radiator.

Bedroom Two

10'10" x 10'6" max

With a door leading from first floor landing, fitted wardrobes, double glazed window to front and a column central heating radiator.



Bedroom Three

6'11" x 5'11"

With a door leading from landing, double glazed window to front and a central heating radiator.

Shower Room

With a door leading from first floor landing, double walk-in shower, WC, wash hand basin, tiled walls, storage cupboard housing central heating boiler, double glazed windows to side and rear and chrome central heated towel rail.

Garage

14'9" x 7'7"

With double doors to front and rear, useful storage space, light and power.

Garden

With double glazed doors leading from the breakfast room and lounge, gated side access, outside light, block paved seating area with lawn beyond, shrub borders, outdoor tap, access to garage, garden shed, mature trees and decorative chipping stones.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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