



AP MORGAN

Broughton Road, Pedmore
Offers in excess of £750,000

Features:

- Four bedroom detached family home on a quiet, established road
- Spacious lounge with open flow through to garden room
- Contemporary kitchen with bifold doors opening onto the garden
- Open plan garden/dining room, ideal for entertaining
- Utility room with extra counter space
- Versatile second reception room, currently home to a pool table
- Ground floor WC
- Two en-suite shower rooms plus a generously sized family bathroom
- Dressing room to the principal bedroom
- Substantial, well maintained garden with patio and decked seating areas
- Multiple outbuildings for external storage
- Off street parking for multiple vehicles
- New boiler, fitted two years ago and serviced annually
- New roof and solar panels installed
- Boarded loft for additional storage
- Strong broadband coverage, ideal for working from home
- Close to Stevens Park, The Hop Vault, and The Foley
- Easy access to Stourbridge Town Centre and local transport links

Description:

Space to gather. Privacy to unwind. A family home built for both.

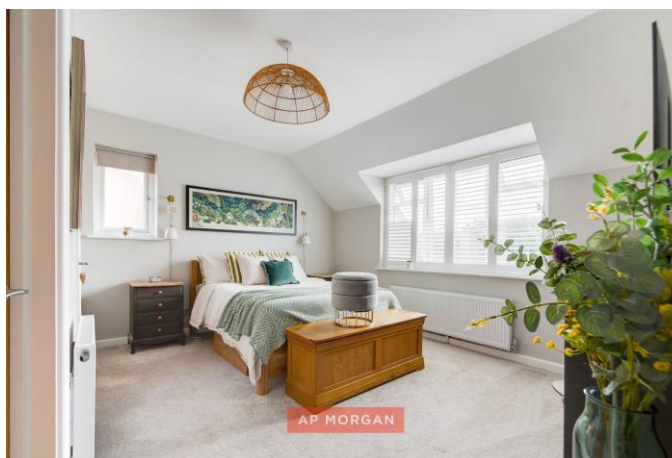
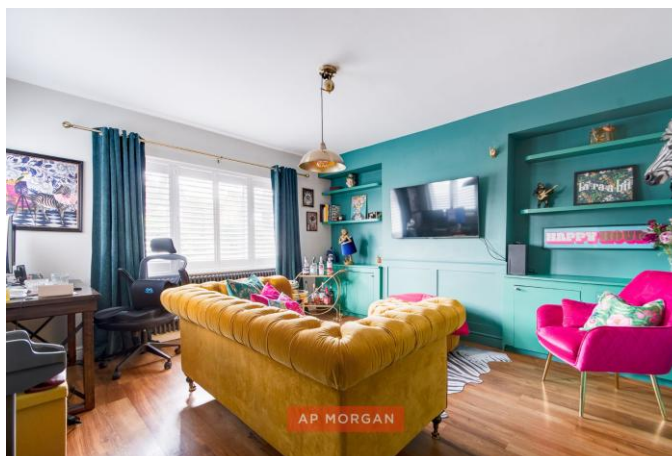
Tucked away on a quiet, established road close to the Stourbridge border, this beautifully presented four-bedroom detached home has been shaped around family, entertaining, and getting the everyday things right. With bifold doors opening the kitchen straight onto a landscaped garden, two en-suites, a versatile second reception room, and off-street parking for multiple cars, this is a home that has genuinely been lived in, loved, and improved with real care.

We asked them what made them buy it...

"We knew it was the one when we walked through the living room into the garden room. It was summer, the bi-fold doors opened onto the garden, which was silent apart from the birds and completely private. We loved the flow of the house. The layout is really open and inviting, great for our immediate family and wider family and friends. The wide roads were so quiet, and the privacy was a huge selling point, not overlooked at all. Even after all this time, it's still the garden room and the garden we've never stopped loving. We've had so many lovely get-togethers with friends and family there. It really brings the outside in. Sitting looking out at the garden is very relaxing, and it's easy to socialise when you're cooking because of the way the house is laid out. The area itself is very peaceful too. Everyone is so friendly and always willing to lend a hand. It feels calm and safe, with lots of greenery, but you're still close to the park and the train station."

What about the house itself?

"Summer entertaining is always special in our home. We have a large extended family, and hosting up to 22 people is a breeze, the garden never feels cramped. But it also stays cosy in the winter, sitting by the fire with the multi-fuel we installed, candles lit, a glass of red, listening to the birds settle down outside. We've made real changes over the years: new windows and doors, a new kitchen, bathrooms, shutter blinds, and the multi-fuel fire. We've curated a home we love, large but cosy. The second reception room is very quirky and always gets a



comment from guests, and honestly, we have a pool table too. In summer the garden gets sun and shade, we've laid in the hammock with a book, snuggled on the sofa with wine. There's something special about the way the house aligns to the seasons. It really has become home."

Our agents say...

The bifold doors linking kitchen and garden room are the standout, effortless indoor-outdoor living for busy family life. Add a new boiler, new roof, solar panels, and off-street parking for multiple vehicles, and the practical boxes are well and truly ticked too. Close to Stevens Park, The Hop Vault, and The Foley, this is a road where neighbours genuinely look out for one another. Whether you're a young family, a couple after space and quiet, or a keen gardener, this home has a way of fitting around you. Get in touch today and let us show you round.

Details:

Entrance Hall

Living Room 16'11" x 11'11" (5.16m x 3.63m) Both Max

Garden Room/Dining Room 10'2" x 27'6" (3.1m x 8.38m)

Family Room 13'9" x 12'11" (4.2m x 3.94m)

Kitchen 9'11" x 19'7" (3.02m x 5.97m) Both Max

Utility 9'9" x 10'8" (2.97m x 3.25m)

Ground Floor WC 5'6" x 2'6" (1.68m x 0.76m)

Garage 15'11" x 13'7" (4.85m x 4.14m)

Landing

Bedroom One 11'9" x 14'11" (3.58m x 4.55m)

En-suite Shower Room 5'7" x 7'7" (1.7m x 2.3m)

Bedroom Two 14' x 12'8" (4.27m x 3.86m)

Bedroom Three 7'8" x 9'8" (2.34m x 2.95m) Both Max

Bedroom Four 7'8" x 9'5" (2.34m x 2.87m)

Dressing Room 5'10" x 10' (1.78m x 3.05m)

Family Bathroom 7'1" x 12'10" (2.16m x 3.9m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

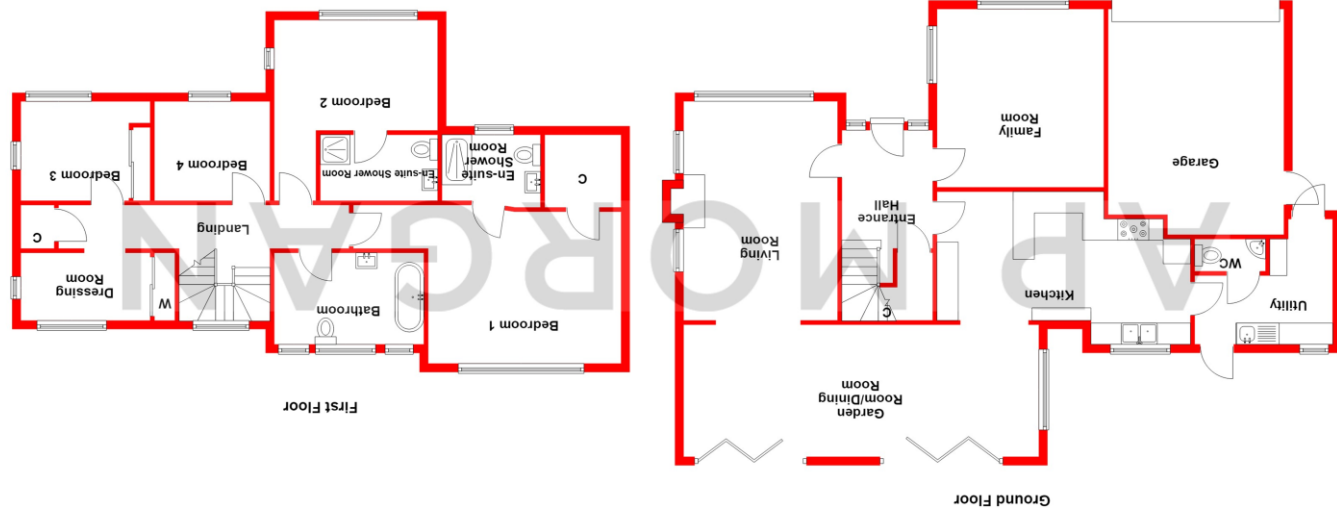
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 204.7 sq. metres (2203.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Plan produced using Planlisp.

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