



7 Cherrington Gardens, Pedmore, Stourbridge, DY9 0QB

BERRIMAN
EATON

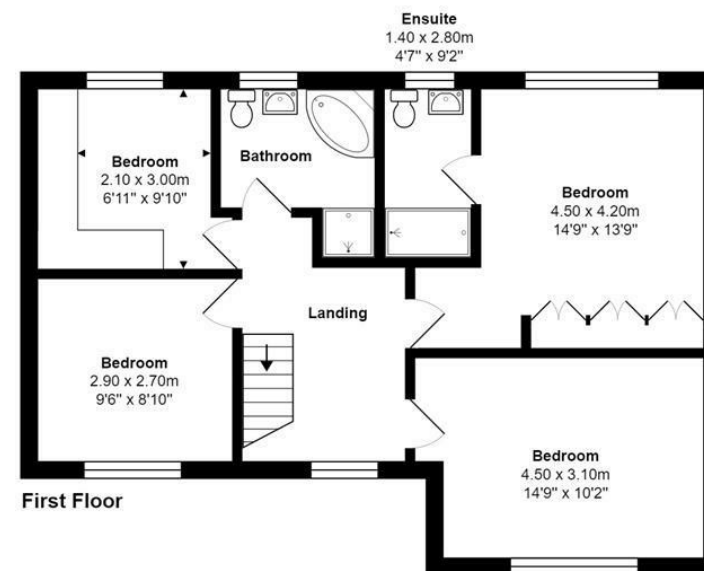
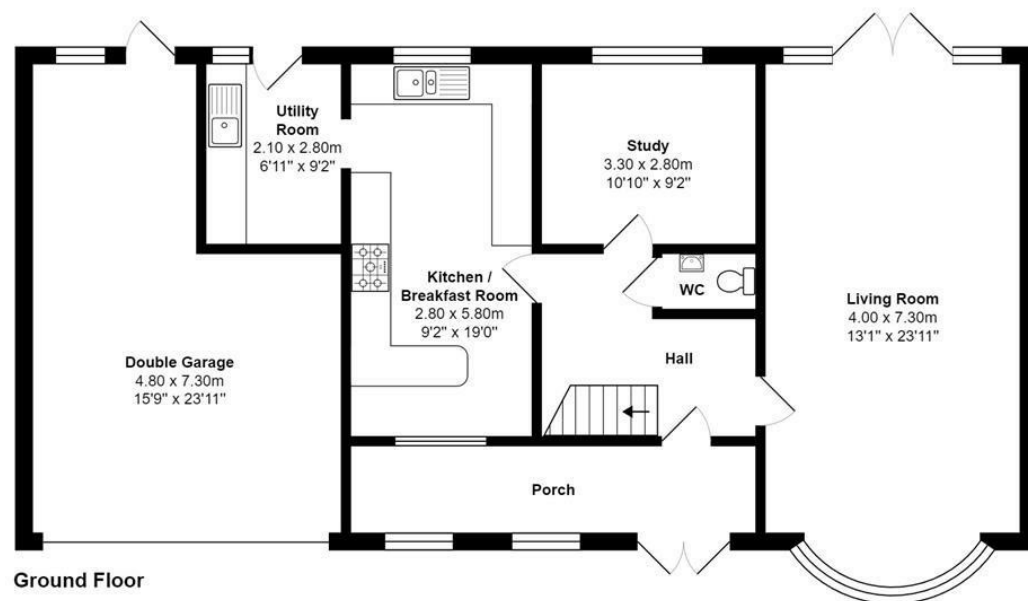




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Beautifully presented and meticulously maintained detached family home with incredible views overlooking fields and open countryside.

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Total Approx Area: 141.0 m² ... 1518 ft² (excluding porch, double garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.

LOCATION

Cherrington Gardens is a development of large family residences, developed in the mid 1980's by the highly regarded David Payne Homes close to both Stourbridge and Hagley centres, both having train stations and an excellent selection of amenities including schools of good repute. It is well placed for Stourbridge and Hagley Golf Clubs. Accessed off the Hagley Road, it is also ideally located for accessing the motorway network at Junctions 3 and 4 off the M5.

Hagley is around two miles away; this popular village has a railway station and a thriving high street with a range of independent retailers including a florist, bridal shop, hairdressers and butchers. Doctors, dentists and churches can also be found in the village, along with Hagley Primary School, Haybridge High School and Hagley Roman Catholic High School. The house is local to Pedmore Primary School and there are many public schools in the area, including Heathfield Knoll School and Winterfold House. School buses for Bromsgrove School and King Edwards School in Birmingham run daily from Pedmore.

A wide array of amenities including a Waitrose can be found in Stourbridge (around 2 miles away) and around 3 miles away is Merry Hill, one of the biggest retail parks in Europe. Stourbridge also has a lawn tennis club. The proximity to the M42 and M5 (J4 is around 8 miles away) allows easy access to the motorway network and to Birmingham. By road, London is around 128 miles away, Birmingham 14 and Worcester 20. Railway stations are at Hagley and Stourbridge. Birmingham Airport is around 30 miles away via the M42.

DESCRIPTION

A wonderful family home tucked away on a private spur at this much sought after address with superb open views and immaculate accommodation. The current owners have updated and improved the house and have created a stunning family home with impeccable finish and attention to detail. Combined with a lovely position with a most pleasing aspect to the front, it offers an incoming purchaser the opportunity to enjoy a "ready to move into" home at a most desirable location.

ACCOMMODATION

The property is approached via a private drive with large driveway to the front offering driveway parking for a number of vehicles. A large enclosed porch with tiled floor opens to the welcoming reception hall with useful understairs storage, guest cloakroom and doors into all of the ground floor accommodation.

The impressive double aspect sitting room has door opening into the garden. Adjoining is a formal dining room which is currently used as a snug/second reception room. At the heart of the house the hand built kitchen is also double aspect and is fitted with a range of cream painted shaker style oak cabinets with granite worktops. The freestanding matching drinks cupboard and wine rack are also included. A breakfast bar return offers space for casual dining. There is a large rangemaster double oven with five gas rings and a hotplate, rangemaster sink and drainer and rangemaster dishwasher. An American style fridge freezer can be found in the adjoining laundry room which has a further sink and space for washer and dryer and a door leading to outside.

Upstairs there are four good sized bedrooms off a pleasant landing. The master bedroom has an extensive range of built in hand painted oak wardrobes and bedside cabinets. The en suite was refitted in 2022 and boasts a double shower cubicle with large waterfall shower.

There are three further good sized bedrooms, one which is currently fitted out as a dressing room with extensive storage and central island. This can of course be removed and returned to bedroom four if required.

The family bathroom was also refitted in 2022 in a contemporary white suite and another double shower cubicle. There are three further good sized bedrooms, one which is currently fitted out as a dressing room with extensive storage and central island. This can of course be removed and returned to bedroom four if required.

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OUTSIDE

The east facing garden has a large patio area with Indian sandstone tiling, with several areas for al fresco dining, steps lead to the lawned area and a further raised terrace with a summer house and hot tub.

There is a pedestrian door into the garage and side access returning to the front of the property.

AGENTS NOTES

The private spur is maintained between 1,3,5,7 and 9 Cherrington Gardens and is due to be resurfaced shortly. Our vendors have confirmed that they will meet the costs for their share prior to completion.

There is a septic tank in the field opposite again shared between 5 properties we have been advised that this is emptied approximately every 3 months at a cost of £70.000 per household.

Find and navigate to the exact location of this property by searching its 3 word address
///lands.summer.over

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND – Bromsgrove

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard

Mobile – Ofcom checker shows three of the four main providers have likely coverage indoor with all four having likely coverage outdoor.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Asking Price £650,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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