



**Pear Tree Drive, Stourbridge**

Offers Over £1,000,000

## Features:

- Impressive Detached House
- Six Bedrooms
- Six Reception Rooms
- Kitchen and Utility Room
- Five Bathrooms
- Adjoined Annexe
- Well Maintained Garden and Driveway
- No Flood Risk

## Description:

This distinctive Detached Residence offering modern day living within a Period Property. Set behind electric gates, this Stunning Six Bedroom secluded Family Home enjoys lakeside views with no risk of flooding due to STWA maintained drainage culvert, and adjoins to Stourbridge Golf Course. This impressive family home is situated in Oldswinford, Stourbridge. The property in brief: A truly grand Reception Hall with fireplace leading to a most impressive Lounge with set back fireplace and views of the Garden. Two more Reception rooms with fireplaces provide excellent family and sitting room space. A study sits to the rear of the property providing a quiet working space, and a Dining Room to the front with a bay window. The Kitchen provides an island, double sink, integrated double oven as well as space for a range cooker, American style fridge/freezer and table. The attached Utility Room provides space for a washing machine and tumble dryer, as well as having a handy sink and cupboard storage. There is also a convenient WC for guests. Rising to the first floor, an impressive gallery with chandelier and skylights leads to six Bedrooms. The Master Bedroom benefits from built in wardrobes and En-Suite with roll top bath and walk-in shower. The second bedroom also has built in wardrobes and an En-Suite with shower, Bedroom Three has a seated bay window area with impressive views of the front of the property. Bedroom Four has skylights and En-Suite, and the guest Bedroom Five extends from the rear of the property and has built in wardrobes. There is also a modernised Shower Room of impressive size with skylights and walk-in shower. The sub-level underneath the property boasts an impressive games room with space for plenty of indoor gaming appliances as well as a set back area perfect for storing drinks. The French doors lead to the Garden, making this an ideal space for entertaining in the summer. Adjoined is a storage room which spans the same length, proving plenty of handy space. A wet-room and WC are also located on the same level. The Annexe is accessed from the Reception Hall and Games Room. The lounge has a fireplace and leads onto a Kitchen equipped with integrated double oven and gas hob as well as space for a washing machine and tumble dryer. The upstairs hosts a vast Bedroom Six as well as a Bathroom with bath and overhead shower. Outside: A well maintained Garden wraps the exterior of the property, and is accessed via several rooms, ideal for summer time entertaining. There is a petite terrace area providing sheltered seating with a patio space for further garden furniture, whilst offering viewing out on the idyllic Golf Course lake which benefits from a culvert directing excess water to Mary Stevens. The impressive driveway leads from the road to an electric gate. There is ample parking to the front and side of the property.



**Details:**

**Reception Hall**

**Lounge**

24' 3" x 14' 9" (7.39m x 4.49m)

**Family Room**

15' 1" x 12' 3" into bay (4.59m x 3.73m)

**Sitting Room**

15' 9" x 15' 6" into bay (4.80m x 4.72m)

**Dining Room**

15' 3" x 15' 5" (4.64m x 4.70m)

**Kitchen**

15' 0" x 15' 8" (4.57m x 4.77m)

**Utility Room**

10' 6" x 4' 9" (3.20m x 1.45m)

**WC**

7' 0" x 4' 7" (2.13m x 1.40m)

**Cupboard**

**Stairs**

**Master Bedroom**

14' 1" min x 14' 9" (4.29m x 4.49m)

**EPC Rating:** D

**Council Tax Band:** H (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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## 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.

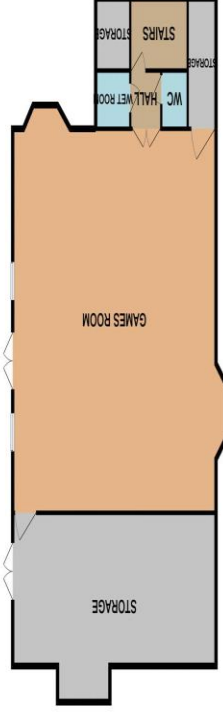
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BASEMENT  
1988 sq. ft. (184.7 sq. m.) approx.



GROUND FLOOR  
2348 sq. ft. (218.2 sq. m.) approx.



1ST FLOOR  
1900 sq. ft. (176.5 sq. m.) approx.



**MORGAN**  
ESTATE AGENTS

TOTAL FLOOR AREA : 6236 sq. ft. (579.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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