



Glenrock
30 Bromwich Lane, Pedmore
Stourbridge

G HERBERT
BANKS

Glenrock
30 Bromwich Lane
Pedmore
Stourbridge
West Midlands
DY9 0QZ

A very appealing 1930's family home requiring modernisation. Highly desirable residential area.

Reception Hall, Cloakroom, Drawing Room, Dining Room, Sun Lounge, Office/Glazed Room, Kitchen/Breakfast Room, Side Passageway/Utility Area, WC.

Lift.

5 Bedrooms, 3 Bath/Shower Rooms (2 En-suite). Huge Boarded Loft Space.

Double and Single Garages, Circular Gravel Driveway, Splendid Mature Gardens.

In All About Half an Acre.

Situation

Glenrock is superbly positioned in a prime residential area between Hagley and Stourbridge. Hagley village with its extensive amenities including highly regarded schools and its railway station is a short driving distance away. Glenrock is very well placed for access to the M5 motorway junction 4 at Lydiate Ash.

The wonderful National Trust owned Clent Hills are a short distance away.

Description

Glenrock is a splendid, substantial brick and tile 5 bedroomed residence originally built in 1939 which was subsequently extended.

Although in need of modernisation and updating, the property provides significant potential to create a striking family home. The property retains some lovely original features including some fine oak joinery.

It is becoming increasingly rare that an opportunity such as this is available in the market, particularly in such a prestigious residential area.

Glenrock is approached by a glazed entrance porch with oak entrance door and further oak door leading to the L-shaped reception hall. This incorporates a Gartec lift. Leading off the hall is a cloakroom.

The delightful drawing room has a marble open fireplace and folding triple door to a sun lounge with sliding French doors to a paved terrace. Lying off the sun lounge is a useful large office with desk and built-in cupboards and door to a further glazed room with hot tub.

To the right of the reception hall is the dining room with electric fire and serving hatch to the kitchen/breakfast room.

The generous kitchen/breakfast room with tiled floor has a range of oak fronted wall and floor mounted cabinets including a dresser unit and appliances to include a Zanussi 4 ring gas hob, Zanussi double oven, dishwasher and fridge. There is a side passageway off the kitchen providing a utility area with plumbing for washing machine, gas fired central heating boiler and secondary cloakroom. Door to the single garage.

The first floor of Glenrock has a central landing with lift access and airing cupboard.

The house provides 5 bedrooms (1 single with wash hand basin). The substantial master bedroom has an extensive range of fitted wardrobes, dressing table and bedside cupboards. There are 2 en-suite bath/shower rooms and a separate family bathroom.

An excellent feature of Glenrock is the most generous boarded roof space with retractable ladder. This provides potential for conversion into ancillary accommodation, subject to any appropriate consents.

Outside

Double and single garages.

Glenrock is approached over a circular gravel driveway providing extensive parking.

Delightful Mature Gardens

The property is set well back from Bromwich Lane and provides a number of mature specimen trees to the front together with a raised central border with circular stone wall.

A lovely feature of this wonderful house is the large rear garden with central lawn with shaped borders against the boundaries providing a variety of shrubs, hedges and other features such as a rose garden, summer house, green house and bbq area. Immediately adjoining the house is a substantial paved terrace.

General Information

Services

Mains water, electricity, gas and drainage. Gas fired central heating. An alarm is installed.

Fixtures and Fittings

Fitted carpets, curtains and light fittings are available by separate negotiation. Otherwise, any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Local Authority

Dudley Metropolitan Borough Council: 0300 555 2345

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

Proceed out of Hagley on the B4187 towards Stourbridge. Continue for a short distance out of the village before taking a right-hand turn into Bromwich Lane. Proceed down Bromwich Lane before locating the property ahead on your left-hand side.





Bromwich Lane, Stourbridge, DY9

Approximate Area = 2760 sq ft / 256.4 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Garage = 444 sq ft / 41.2 sq m
 Total = 3218 sq ft / 298.9 sq m
 For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2021. Produced for G Herbert Banks LLP REF: 709848

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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