



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.



Walker Avenue
Pedmore, Stourbridge

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

3 Walker Avenue, Pedmore, Stourbridge DY9 9EA

This large traditional style 3 Bedroom Detached Dormer Bungalow is set back beyond a block paved in and out Driveway, providing off road parking and is situated just into Walker Avenue backing onto a mature setting with trees with playing field beyond and with Stevens Park across the other side of Wollescote Road – great for a leisurely walk.

The property is well placed for a range of amenities including schools, Stourbridge Junction train station with direct links to Worcester/Birmingham and beyond, Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network.

The property was extended in 2001 and benefited from a Loft Conversion creating 2 first Floor Bedrooms and Bathroom making this a versatile and surprisingly spacious home which offers future proofing for those wanting an upstairs now but ground floor Bedroom later and is equally suitable as a Family Home, being well worth internal inspection to fully appreciate.

With gas central heating, double glazing and briefly accommodation over 2 Floors comprising: Porch, Reception Hall, Ground Floor Double Bedroom with En-Suite Toilet, Ground Floor Shower Room, generous size Lounge, Separate Dining/Sitting Room, Breakfast Kitchen, large Utility Room, 1st Floor Landing Areas, 2 Bedrooms and Bathroom. There is also a single Garage.

AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor there is a Porch Entrance leading to a good length Reception Hall.

Bedroom 2 is a double size room with front window and has a range of beech style (3 double & 1 single) wardrobes to one wall, 7 drawer unit and 4 drawer dressing table and there is a door to an En-Suite Toilet having a white wc with concealed cistern, vanity cupboards and white wash basin, tiled floor & walls and recessed ceiling lights.

There is a separate Shower Room off the Reception Hall and this has a white shower tray and low level mobility cubicle screen, basin, wc, chrome ladder radiator, rear window, tiled walls, recessed ceiling lights and Cupboard (housing the Worcester gas central heating boiler).

The Lounge is a generous size having a mantel fireplace with hearth and inset fire and there are 2 front windows and a serving hatch from the Kitchen.

A wide archway off the Reception Hall also gives access to the rear Dining/Sitting Room having side window and rear doors to the Garden and with open tread staircase having spindle balustrade leading off to the 1st Floor.

The Breakfast Kitchen has a modern range of cream shaker style wall/base cupboards, worktops, tiled splash backs, sink and mixer tap Tecnik built-in oven, Tecnik gas hob with integrated cooker hood over, integrated Tecnik slimline dishwasher and integrated Tecnik fridge, under cupboards lights, tiled floor, table space and rear doors to Garden. A door also leads off to a large Utility Room with entrance area having side and rear window and the main Utility Area having a worktop with tiled splash back, sink and mixer tap, base cupboards, tall cupboard, appliance space, rear doors to garden, tiled floor, Cupboard (housing the Tornado hot water storage tank) and door to Garage.



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

We don't sell houses
we sell **homes.**





RICS

the mark of
property
professionalism
worldwide



On the 1st Floor there is a Landing with rear dormer window, door to Inner Landing and door opening to Bedroom 3 being a double size room with front & side dormer window.

The Inner Landing has recessed ceiling lights, rear dormer window and door to Bedroom 1 and the Bathroom.

Bedroom 1 is a large double room with front and rear dormer window, 2 ranges of beech style built-in wardrobes, 2 bedside drawer units, 4 drawer unit and additional 4 drawer unit with cupboard and recessed ceiling lights.

The Bathroom has a champagne coloured Heritage suite with corner bath, wc, wide worktop with basin and cupboards below, chrome ladder radiator, dormer window and recessed ceiling lights.

There is a single Garage having electric door.

The Rear Garden has a blocked paved patio and side area with gate to front, low wall and centre pathway leading onto the lawn. There is a left side raised border and right side path leading to the corner area with concrete base.

At the front, there is an in and out block paved driveway and front centre wall with split level paved area having shrub planting.

Tenure: Freehold

Council Tax Band: G

The
LEE, SHAW
Partnership

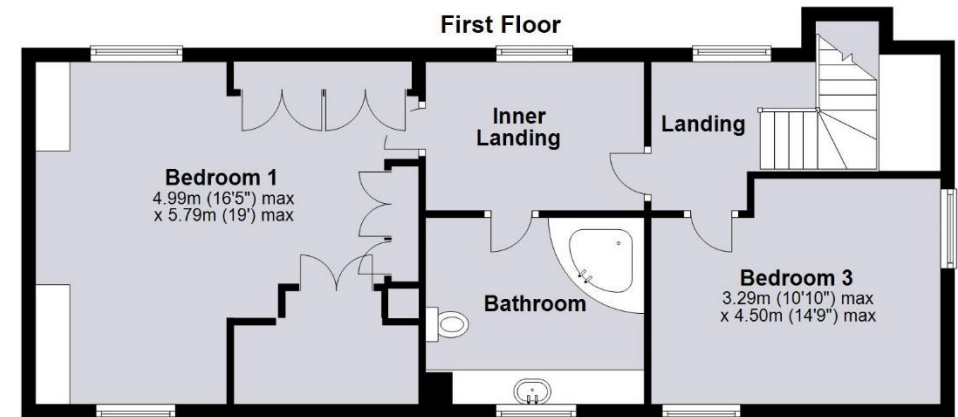
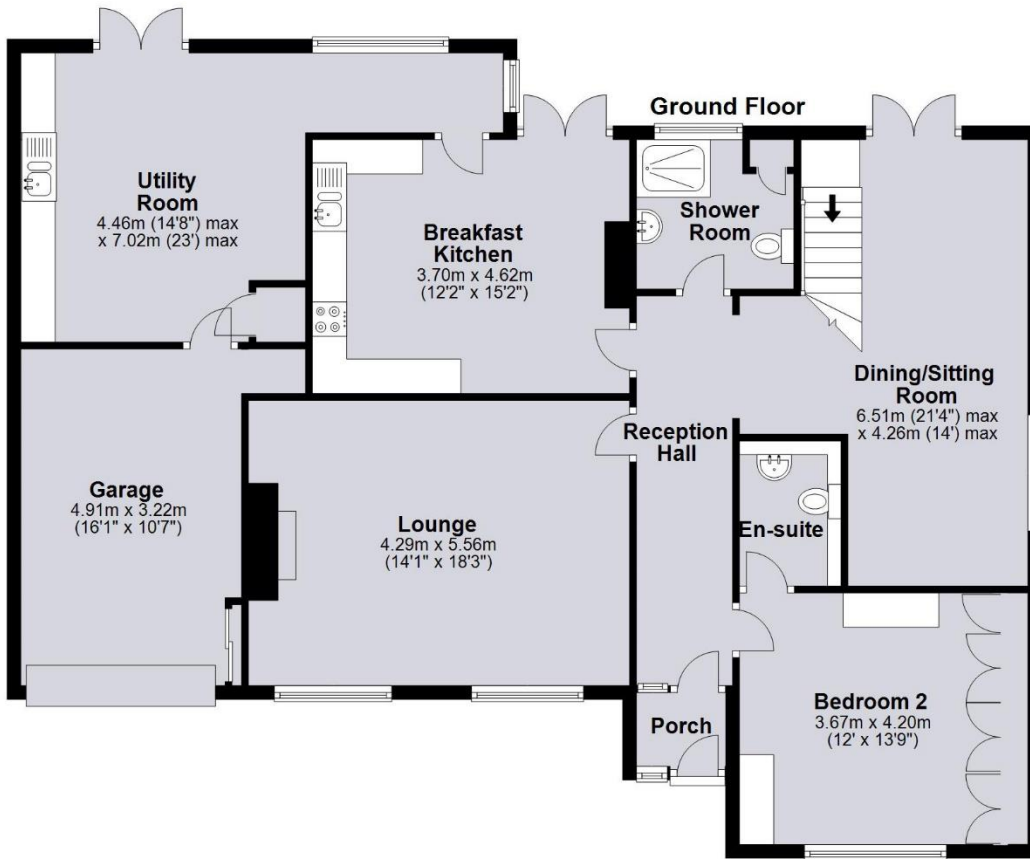
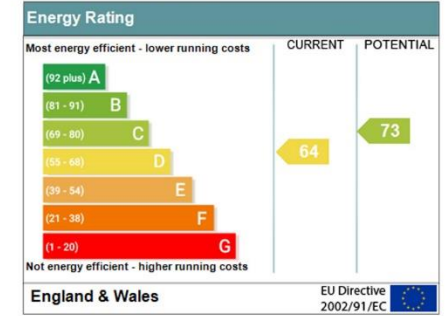
VALUE. SELL. LET.





Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 120sq m, 1291sq ft
 Garage: 17sq m, 183sq ft
 First Floor: 66sq m, 710sq ft

Address: 3 Walker Avenue, STOURBRIDGE, DY9 9EA
 RRN: 3900-2466-0422-0296-3873





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Worcester House, 64 Hagley Road
Stourbridge, West Midlands DY8 1QD

Sales: (01384) 396066
stourbridge@leeshaw.com www.leeshaw.com

We don't sell houses
we sell **homes.**