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Swindell Road
Pedmore, Stourbridge

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10 Swindell Road, Pedmore, Stourbridge DY9 0TN

This surprisingly spacious, well planned Family Home has been extended and improved, being well appointed and boasting 3 Double Bedrooms and a great ground floor layout with stunning extended Dining Kitchen adding wow factor – a must see home that warrants internal inspection to fully appreciate.

Swindell Road is a much sought after Pedmore address leading off St Peters Road, close to St Peters Church and St Peters C of E Primary School, ideal for Pedmore Cricket Club & Stourbridge Golf Club and well placed for a wide range of amenities in Hagley, Oldswinford & Stourbridge Town, together with Train Station and the surrounding road network giving access to the M5 Motorway and easy travel to Birmingham and beyond.

With gas central heating, UPVC double glazing and accommodation over 2 Floors comprising: Porch Entrance, Reception Hall, Guest Cloakroom, Sitting Room (or flexible use), Lounge, stunning extended Dining/Kitchen, Landing, 3 Double Bedrooms (Bedroom 2 with En-Suite Shower Room) and House Bathroom. There is a single Garage and Block Paved Driveway. The property is further enhanced by a good size mature rear Garden with south west facing aspect and there are distant views to Wychbury Hill.

OVERALL, A PROPERTY MUCH LARGER THAN FIRST IMPRESSIONS, WELL APPOINTED THROUGHOUT AND WELL WORTH EARLY VIEWING.



On the ground floor, there is a Porch Entrance with composite double glazed front door and door opening to the Reception Hall having stairs off to the 1st Floor and door and step to the L shaped Guest Cloakroom having a white suite with WC, concealed cistern, feature basin with tiled splashback and vanity cupboard below, low-level store and obscure UPVC double glazed window.

There is a good size Sitting Room (or flexible use) with UPVC double glazed bay window to front.

The main Lounge is also a generous size having a marble style mantel fireplace with hearth and inset fire, 2 rear UPVC double glazed windows and UPVC double glazed patio door to the rear Garden.

A door gives access to the extended Dining Kitchen which is a true feature of the property having a vaulted ceiling to the extended Dining Area, at the rear, with 2 Velux double glazed roof windows, rear and side UPVC double glazed window and with UPVC double glazed doors opening to the rear Garden. The Kitchen has been refitted with an excellent range of grey gloss style units including wall cupboards and large drawer units with contrasting black quartz worktop and large centre island breakfast bar. There is a sink with mixer tap and various appliances including a wine cooler, Lamona ceramic hob with integrated cooker hood over, Lamona built-in oven and combination microwave oven with cupboard above and below, tall housing with integrated Lamona fridge, tall housing with integrated Lamona freezer, pull out tall larder unit and storage unit, integrated Bosch dishwasher, door to Hall and recessed ceiling lights. A door also leads off to the covered side passageway having door access to the front and rear and internal door to the Garage.



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On the 1st Floor, there is a good size Landing having obscure UPVC double glazed front window, loft access (with ladder), Airing Cupboard (with tank) and doors to 3 Bedrooms and Bathroom.

There are 3 double Bedrooms. Bedroom 1 is a generous size room with rear UPVC double glazed window having distant view to Wychbury Hill. Bedroom 2 has a beach style wardrobe with shelving, 2 further single wardrobes with hanging space, bridging headboard and top cupboards with lights below, matching dressing table with drawers and recessed ceiling light over, UPVC double glazed rear window with view to Wychbury Hill and door to its own En-suite having a white suite, recess with tiled shower having screen door, WC, semi recessed basin with vanity cupboard and drawers below, tiled walls and floor, chrome ladder radiator, shaver point, recessed ceiling lights, extractor and obscure UPVC double side window. Bedroom 3 is also a generous size with UPVC double glazed front dormer window, low level eaves store and recessed ceiling light.

The House Bathroom has a modern white suite, including bath with shower over and side shower screen, WC with concealed cistern and white gloss cupboards, semi recessed basin with white gloss vanity cupboards and drawers, tiled walls and floor, obscure UPVC double glazed front dormer window, chrome ladder radiator, recessed ceiling lights, and extractor.

Outside, the good size mature Rear Garden enjoys a south west facing aspect having a paved patio with steps leading off, rockery with pond, good size centre lawn, right side paved patio, shrub borders, rear area with trees, and shed to corner.

At the front, there is a block paved Driveway, providing off-road parking and there is a well stocked shrub border.

Tenure: Freehold

Council Tax Band: F

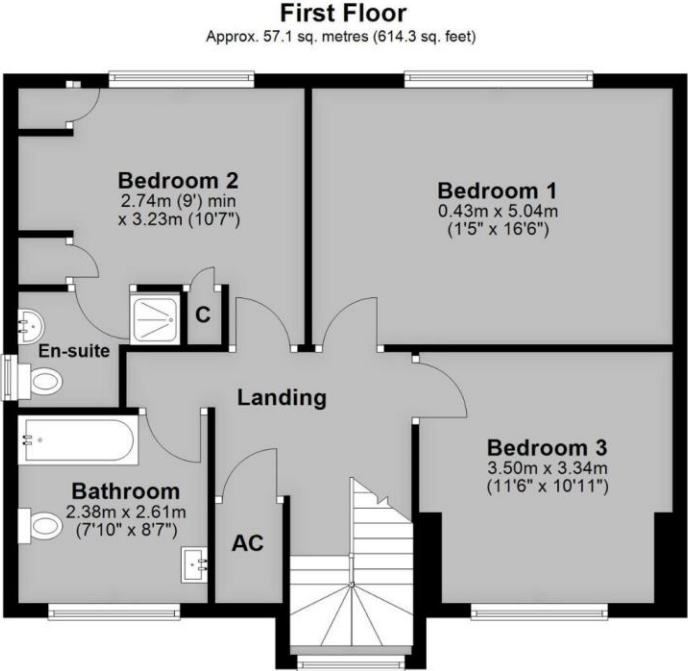
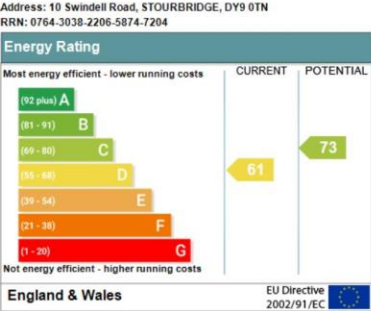
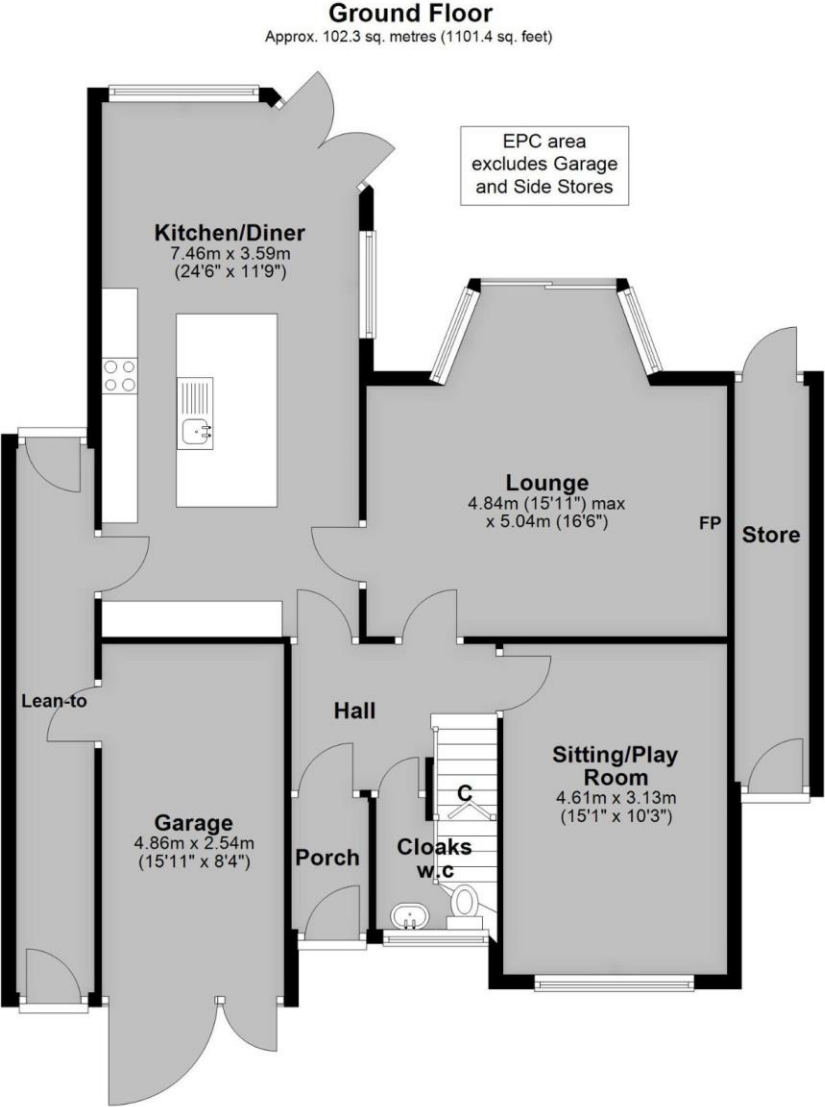
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FLOOR PLANS



Total area: approx. 159.4 sq. metres (1715.8 sq. feet)



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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>

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