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**39 Dorchester Road**  
Pedmore

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39 Dorchester Road, Pedmore, Stourbridge, DY9 0XB

This improved, extended and adapted, Mucklow 3 Bedroom Semi-detached Family Home offers surprisingly spacious, well planned accommodation and is well worth internal inspection to fully appreciate.

The property enjoys a sought after location, leading off Stevens Road/Sandhurst Avenue and is well placed for amenities/schools and within easy reach of Stourbridge Junction train station, nearby Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network.

The property has been extended to the rear enlarging the Lounge and the Kitchen is now much larger being adapted from the original Garage. There is also a Guest Cloakroom off the Hall. The front Reception Room is flexible as either a Dining Room or Sitting Room. The 3rd Bedroom has been enlarged to the side and the Bathroom has a modern white suite.

With gas central heating, UPVC double glazing and comprising: Hall, Guest Cloakroom, Dining Room, Extended Lounge, Breakfast Kitchen, Landing, 3 good Bedrooms and Bathroom. There is also a large Store within the Rear Garden, which has a west facing aspect – and there is off road Driveway parking to the front.

OVERALL, A GREAT OPPORTUNITY FOR A GOOD SIZE AND CONVENIENTLY PLACED FAMILY HOME – VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Reception Hall having a composite double glazed front door with obscure UPVC double glazed side screens, stairs to 1<sup>st</sup> Floor (storage below) and Cupboard.

There is a Dining Room to the front, with UVC double glazed bay window.

The extended Lounge is at the rear, with mantel fireplace having hearth and inset fire, side UPVC double glazed fixed window and rear UPVC double glazed windows with center doors to Garden.

There is a refitted Guest Cloakroom having a white suite with basin having vanity cupboard below, WC with concealed cistern, tiled floor, part tiled walls, chrome ladder radiator and obscure UPVC double glazed rear window.

There is a through Breakfast Kitchen, having a range of modern oak style wall and base cupboards, worktops, tiled splash backs, breakfast bar, tiled floor, UPVC, double glazed front window, 2 radiators, recess with base cupboard, Hotpoint built-in double oven with cupboard above and below, CDA gas hob with cooker hood over, Bosch integrated dishwasher, 2 appliance spaces, sink and mixer tap, 2 rear UPVC double glazed windows, Cupboard housing the Worcester gas central heating boiler and part obscure UPVC double glazed side door.

On the 1st Floor, there is a Landing with doors leading off to 3 Bedrooms and Bathroom.

Bedroom 1 has a UPVC double glazed bay window and a range of wardrobes.



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Bedroom 2 has a UPVC double glazed window, built-in double wardrobe with top cupboard and single wardrobe and steps access to the loft. The loft has a rear double glazed roof window.

The enlarged Bedroom 3 has a UPVC double glazed window and door to Store with hanging space.

There is a modern Bathroom with white suite having bath with Triton shower over and shower screen, basin, WC, built-in cupboards, obscure UPVC double glazed rear window and part tiling.

Outside there is a covered side area with gate to front.

The Rear Garden enjoys a west facing aspect with paved patio, having steps leading off to the shaped lawn with borders and rockery and there is a rear tap. There is also a large Store with up and over door, light and twin PowerPoint.

At the front there is a Driveway with block edging and lawn.

Tenure: Freehold

Council Tax Band: D



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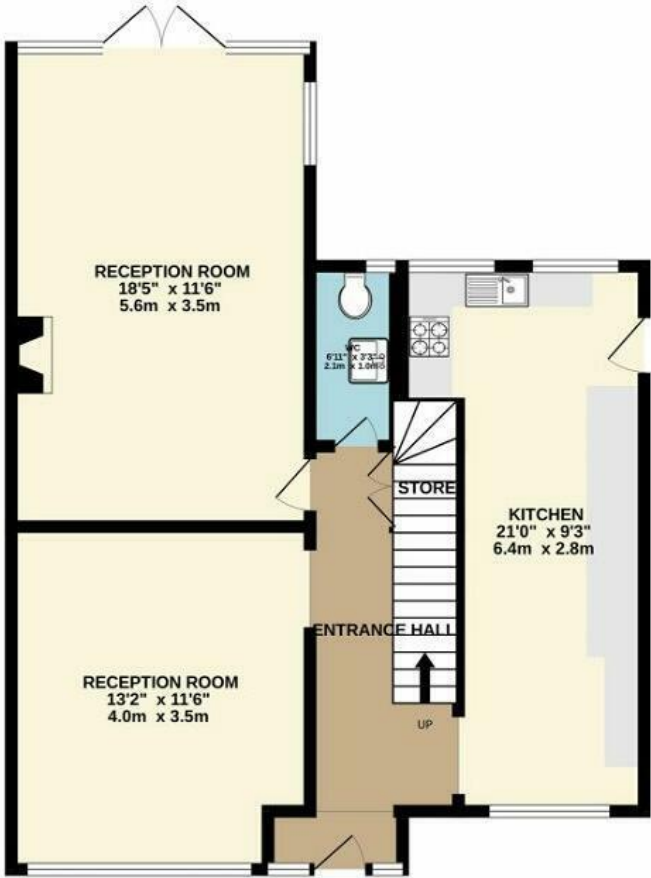
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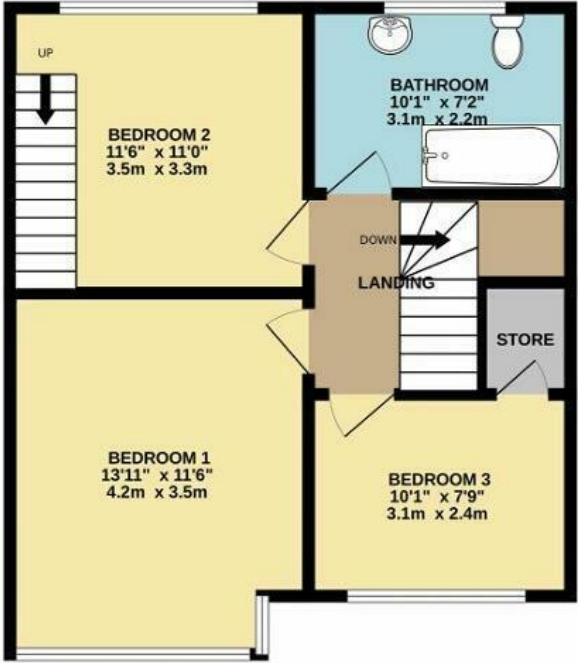


# FLOOR PLANS

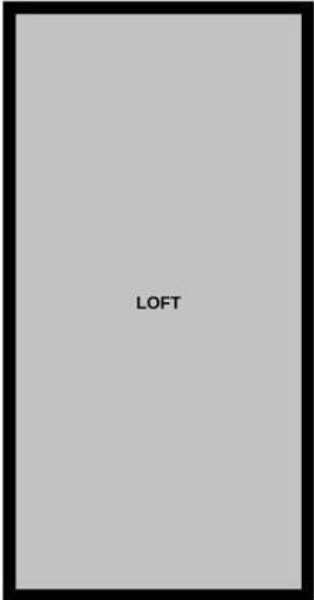
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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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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