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Drew Crescent
Pedmore, Stourbridge

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71 Drew Crescent, Pedmore, Stourbridge DY9 0UX

This improved and extended, 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 Drew Road 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 now provides Breakfast table space and this gives flexible use of the front Reception Room 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, Dining Room, Extended Lounge, Extended Breakfast Kitchen, Landing, 3 good Bedrooms, Bathroom including shower cubicle. There is also a single Garage and Driveway to the front and Rear Garden with west facing aspect.

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 with part double glazed front door, laminate floor, stairs to 1st Floor with Store (below) and doors leading off.

The front Reception Room is equally suitable as a Dining Room or Sitting Room having a bay window.

There is a generous size extended Lounge with recessed fireplace having hearth, beam mantel and gas stove style fire. The extended part to the rear has a vaulted ceiling with 2 double glazed roof windows and there is a UPVC double glazed French window with centre doors to the Garden.

The extended Breakfast Kitchen is in 2 parts with a good size Breakfast Area having table space with part wall and opening through to the extended Kitchen Area. There are a range of maple style wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, 2 appliance spaces, Hotpoint built-in double oven with cupboard above & below, Hotpoint 4 ring gas hob with cooker hood over, recessed ceiling lights, tiled floor, rear window and part double glazed rear door to Garden.

On the 1st Floor there is a Landing with loft access and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is located to the front with bay window and 2 built-in double wardrobes. Bedroom 2 has a built-in wardrobe with 2 sliding doors and has a window to the rear. Bedroom 3 has been enlarged to the side eaves and has a window to the front and laminate floor.

The Bathroom has a modern white suite with bath, basin with vanity drawer below, wc, shower cubicle with side screen/entrance door and waterfall shower, tiled walls, chrome ladder radiator, tiled floor, rear window and shaver point.

There is a single Garage with side opening entrance doors and Glow-worm gas central heating boiler.

The Rear garden enjoys a west facing aspect with lawn, borders, steps to paved patio and there is a side path with gate to front.

The fore garden has a lawn and there is a paved/crazy paved Driveway.

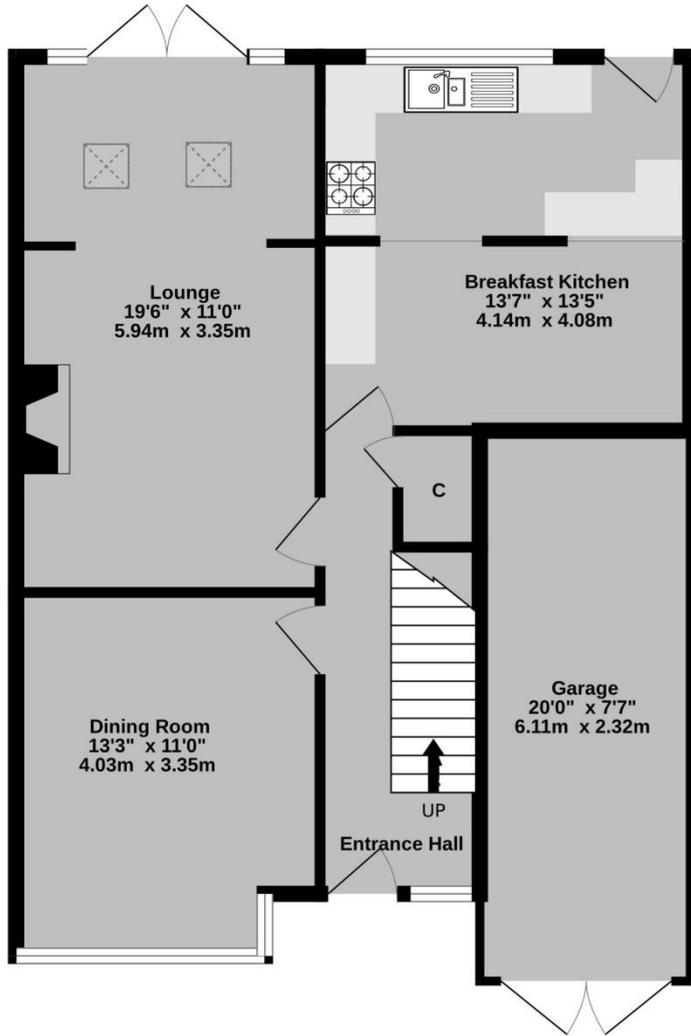




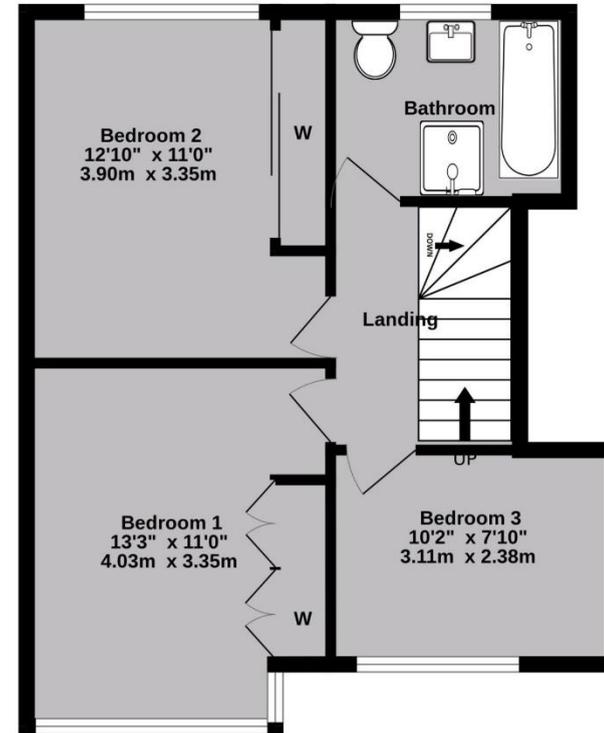
FLOOR PLANS

Tenure: Freehold & Council Tax Band: C with improvement indicator.

Ground Floor
627 sq.ft. (58.2 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.

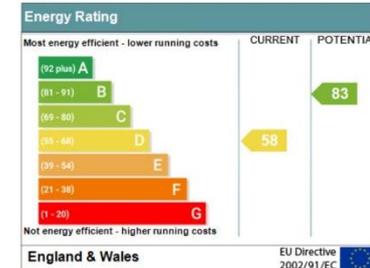


Area Minus Garage

TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.

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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Address: 71 Drew Crescent, STOURBRIDGE, DY9 0UX
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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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