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Lutley Drive
Pedmore, Stourbridge

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37 Lutley Drive, Pedmore, Stourbridge DY9 0YQ

This much improved, re-appointed and well presented, 3 Bedroom Family Semi-detached enjoys a cul-de-sac location on the ever popular Chawn Park development and is well placed for amenities and schools and within easy reach of Stourbridge Junction Railway Station, located to the rear, with its excellent links to Birmingham/Worcester and beyond, together nearby Oldswinford as well as Stourbridge Town.

This reverse layout home has living accommodation at 1st Floor and Bedrooms and Bathroom to the Ground Floor and is set back beyond a sloping lawned fore garden with Driveway to front. The property further benefits from gas central heating and UPVC double glazing and is well worth internal inspection to fully appreciate.

Briefly comprising: Porch Entrance, Dining Room opening to Landing Area, generous Through Lounge, re-appointed Kitchen, Ground Floor Hall, 3 Bedrooms and re-appointed Bathroom. There is a low maintenance Rear Garden and External Store.

OVERALL, AN UPDATED FAMILY HOME IN A POPULAR AND CONVENIENT LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the 1st Floor there is a Porch Entrance with oak floor, Cloaks Store and UPVC double glazed window and door. This leads to the Dining Room which also features an oak floor, part glass block screen to Porch, side window and opening to the Landing Area with oak floor, stairs to Ground Floor with balustrade having chrome spindles and doors leading off.



The Lounge is a through room with mantel fireplace having hearth and inset fire, wood effect floor, front bow window and rear doors to Juliet Balcony rail.

There is a re-appointed Kitchen, to the rear, with a range of cream gloss wall/base cupboards having contrasting butchers block style worktops, tiled splash backs, Bosch built-in oven, Bosch ceramic hob with Cooke & Lewis cooker hood over, tall housing with integrated fridge freezer, integrated Beko dishwasher, Vaillant gas central heating boiler and rear window.

On the Ground Floor there is a Hall with oak floor, Store (below stairs), rear door to garden and doors to Bedrooms and Bathroom.

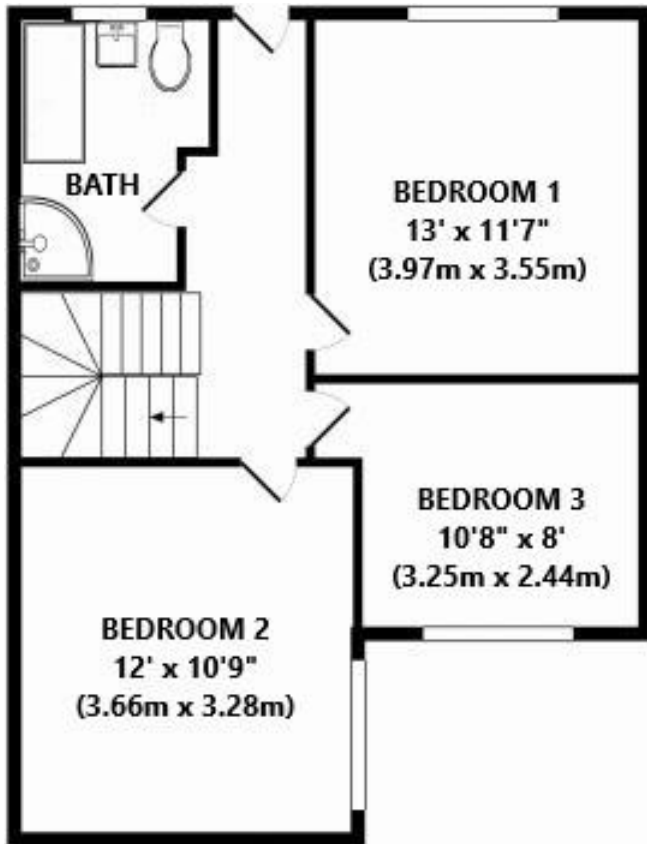
There are 3 good size Bedrooms (Bedroom1 & 3 with laminate floor) and a re-appointed Bathroom with white suite including bath with tiled surround, semi-recessed basin with vanity cupboard below, wc with concealed cistern, corner shower cubicle with curved screen doors and Mira waterfall shower over, tiled floor, vertical radiator, corner cupboard with louvre door and rear window.

Outside, there is a low maintenance Rear garden with large paved patio, slate infill to borders, artificial turf, steps to lower paved patio with shed and side gate with path leading to the front. There is also an External Store to the front with sloping lawned fore garden having steps.

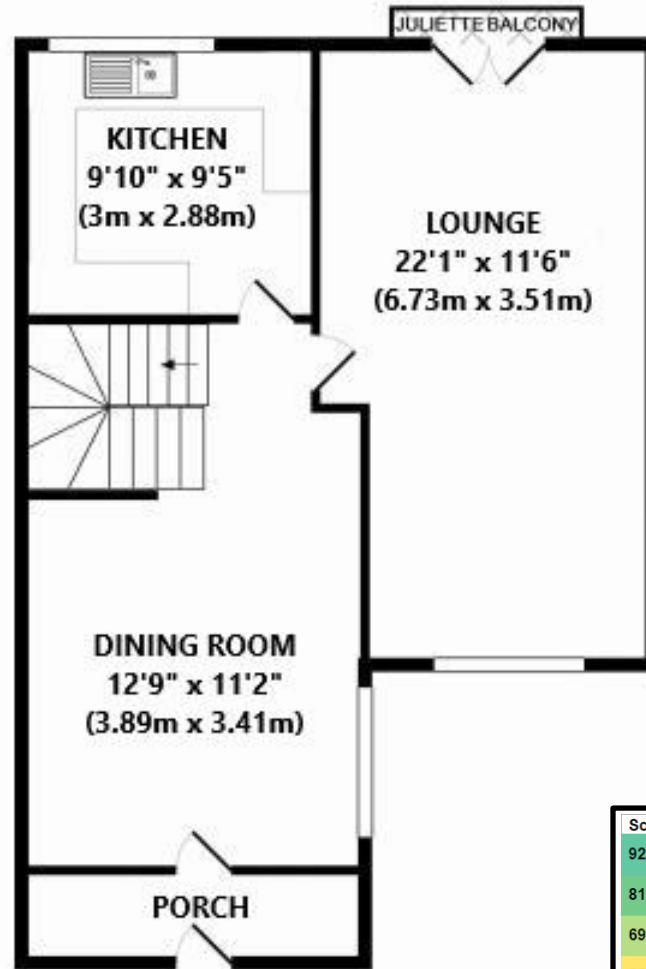
Tenure: Freehold
Council Tax Band: C



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

37 LUTLEY DRIVE, DY9 0YQ

Measurements are approximate. Not to scale. Illustrative purposes only
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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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