



Appleton Avenue, Pedmore, DY8 2JZ

**Offers In Excess Of
£750,000**

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EXCLUSIVE



Appleton Avenue, Pedmore, DY8 2JZ

Occupying a prominent position amongst a highly desirable and private cul de sac location, is this spacious five/six bedroom detached family home. Boasting a premium central address close to Oldswinford, the property is conveniently situated within close to an abundance of excellent schooling, nearby amenities and bus routes. Also with delightful walks over nearby Stourbridge Golf and Country club, as well as Mary Stevens Park. Along with size, one of the stand out benefits of the property is its fantastic location with its position being ideal for commuters with access to Stourbridge Junction and the surrounding road network with excellent links to the Motorway. Upon approach prospective purchasers are welcomed by a generous size driveway providing ample parking and a garage. Continuing through its welcoming reception hall later leading to sitting room, lounge, cloakroom, kitchen, separate utility and annexe bedroom six with en suite. The first floor has five bedrooms, a shower room and a modern fitted bathroom. Outside the property is a well maintained and mature rear garden with feature garden pond boasting views overlooking Stourbridge Golf Course.





Front Of The Property

With a generous size tarmacadam driveway leading to garage and reception hall, dwarf wall, mature shrubs and gated side access.

Reception Hall

18'9" x 11'0"

With double doors from the front to a spacious reception hall with a built in storage cupboard, underfloor heating, stairs to the first floor landing, doors to rooms, tiled floor, alarm panel and a central heating radiator.

Sitting Room

15'0" x 14'0"

With a door leading from the reception hall, decorative fire surround with marble hearth, storage cupboard and two central heating radiators.

Lounge

15'3" x 14'1"

With a door leading from the reception hall, two built in storage cupboards, double glazed window to front, wall lights and a central heating radiator.

Cloakroom

With a door leading from the reception hall, WC, wash hand basin set into vanity unit and tiled walls.

Kitchen

17'3" x 9'4"

With a door leading from the reception hall and opening to the dining room, fitted with a range of wall and base units, work surfaces with tiled splashback, one and a half bowl sink and drainer, range cooker, extractor fan, space for dishwasher, door to utility, two double glazed windows to rear and a central heating radiator.

Dining Room

9'11" x 9'4"

Opening from the kitchen, double glazed bi fold doors to bedroom six and to rear, oak floor and a central heating radiator.

Utility

13'1" x 8'11"

With a door leading from the kitchen and to the garage, fitted with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for tall fridge freezer, plumbing for washing machine, space for tumble dryer, double glazed window to rear, double glazed door to rear and a further door to a large storage room with a central heating radiator.



Annexe Bedroom Six

22'8" x 11'10"

Providing flexible ground floor living accommodation with a door leading from the reception hall, double glazed bi fold doors to the dining room, wall lights, door to en suite, further double glazed bi fold doors to the rear garden, two electric radiators and a central heating radiator.

En Suite

With a door leading from bedroom six, modern walk in shower, WC, wash hand basin set into vanity unit, tiled floor and walls, double glazed skylight window to rear and a heated towel rail.

Landing

With stairs leading from the reception hall to a spacious landing, airing cupboard housing hot water tank, further storage cupboard, doors to rooms and loft access.

Bedroom One

15'11" x 11'10"

With a door leading from the landing, double glazed window to front and a central heating radiator, double glazed bi fold doors to rear balcony with composite decking and glass balustrades with views over the rear garden and towards Stourbridge Golf Club.

Bedroom Two

9'11" x 9'4"

With a door leading from the landing, double glazed window to rear, built in wardrobes and a central heating radiator.

Bedroom Three

12'2" x 9'0"

With a door leading from the landing, double glazed window to front and a central heating radiator.

Bedroom Four

9'4" x 9'1"

With a door leading from the landing, double glazed window to rear, built in wardrobes and a central heating radiator.

Bedroom Five

9'7" x 7'5"

With a door leading from the landing, double glazed window to front and a central heating radiator.



- Bathroom**
With a door leading from the landing, double glazed window to rear, bath with shower attachment, separate walk in shower, WC, bidet, wash hand basin set into vanity unit, part tiled walls, recessed spotlights and a central heating radiator.
- Shower Room**
With a door leading from the landing, shower cubicle, WC, wash hand basin, tiled walls, double glazed window to front, recessed spotlights and a central heating radiator.
- Garage**
17'6" x 8'10"
With an electric garage door to front, power, light and door to the utility.
- Garden**
With double glazed bi fold doors from the dining room and bedroom six to a large patio area with outside tap, lighting, gated side access and a greenhouse, a good size lawn beyond with a feature garden pond, mature shrub borders and a garden shed to rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

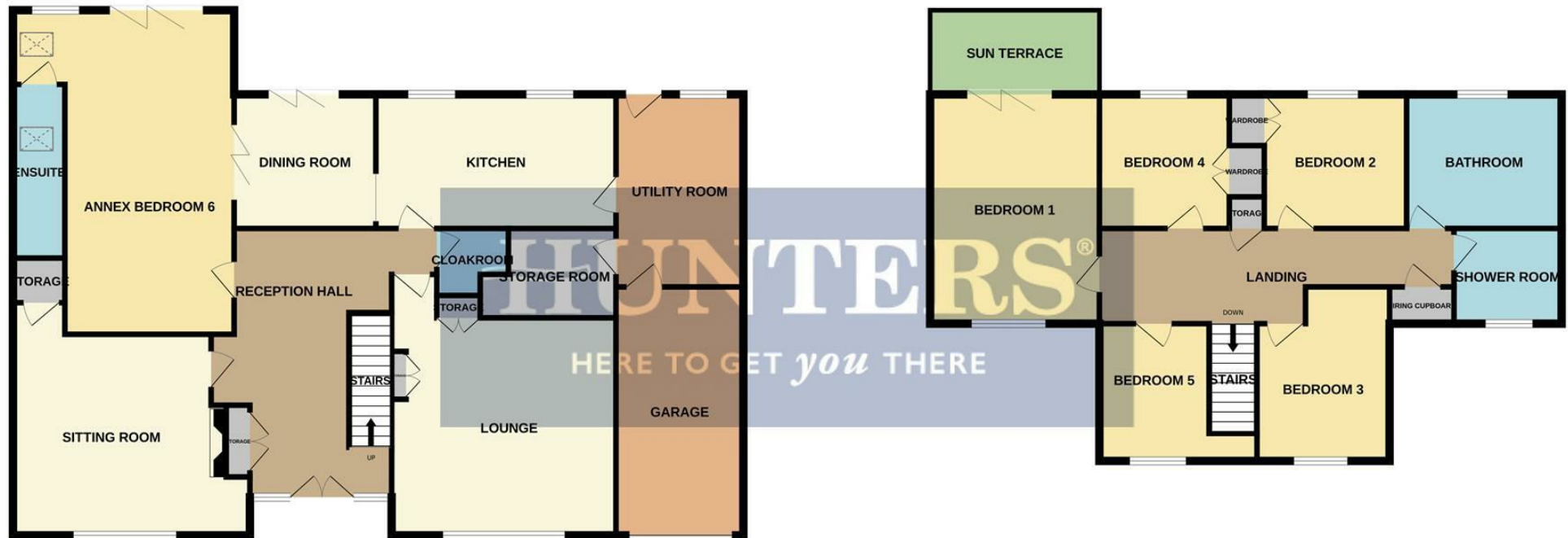
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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GROUND FLOOR

1ST 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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Viewing Arrangements

Strictly by prior appointment only through the agent
01384 443331 | Website: www.hunters.com

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