

# HUNTERS®

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## Thicknall Drive

Pedmore, DY9 0YH



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Offers Over £320,000



## Front Of The Property

To the front of the property there is a tarmac driveway leading to detached garage with automated electric insulated roller garage door, lawn to side, storm porch with door to hall and gated side access.

## Entrance Hall

With a door leading from the front of the property, stairs to first floor landing, door to lounge and a central heating radiator.

## Lounge

15'5" x 12'9" (4.7 x 3.9)

With a door leading from the entrance hall, feature fire place with fitted electric fire, under stairs storage cupboard, door to kitchen diner, double glazed window to front and a central heating radiator.

## Kitchen Diner

15'8" x 7'6" (4.8 x 2.3)

With a door leading from the lounge, fitted with a range of matching wall and base units with worktops over, sink and drainer, tiled splashbacks, integrated cooker, gas hob, stainless steel cooker hood over, plumbing for washing machine, space for dishwasher, tall standing fridge freezer and dining table, laminate floor, double glazed patio doors and window to rear and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and double glazed window to side.

## Bedroom One

12'1" x 9'2" (3.7 x 2.8)

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

## Bedroom Two

12'1" x 9'6" (3.7 x 2.9)

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

### Bedroom Three

8'2" x 5'6" (2.5 x 1.7)

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, P-shaped bath with shower over, shower screen, wash hand basin, WC, tiled floor and walls, double glazed window to rear and a chrome heated towel rail.

### Garage

With an automated electric insulated roller garage door leading from the front of the property, light and power and door to garden.

### Garden

With double glazed patio doors leading from the kitchen diner to a patio area, raised lawn, mature shrubs and trees and gated side access leading to the front of the property.



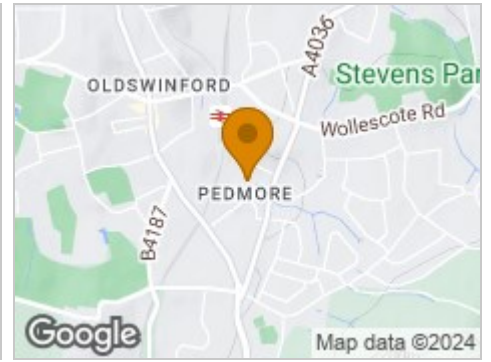
## Road Map



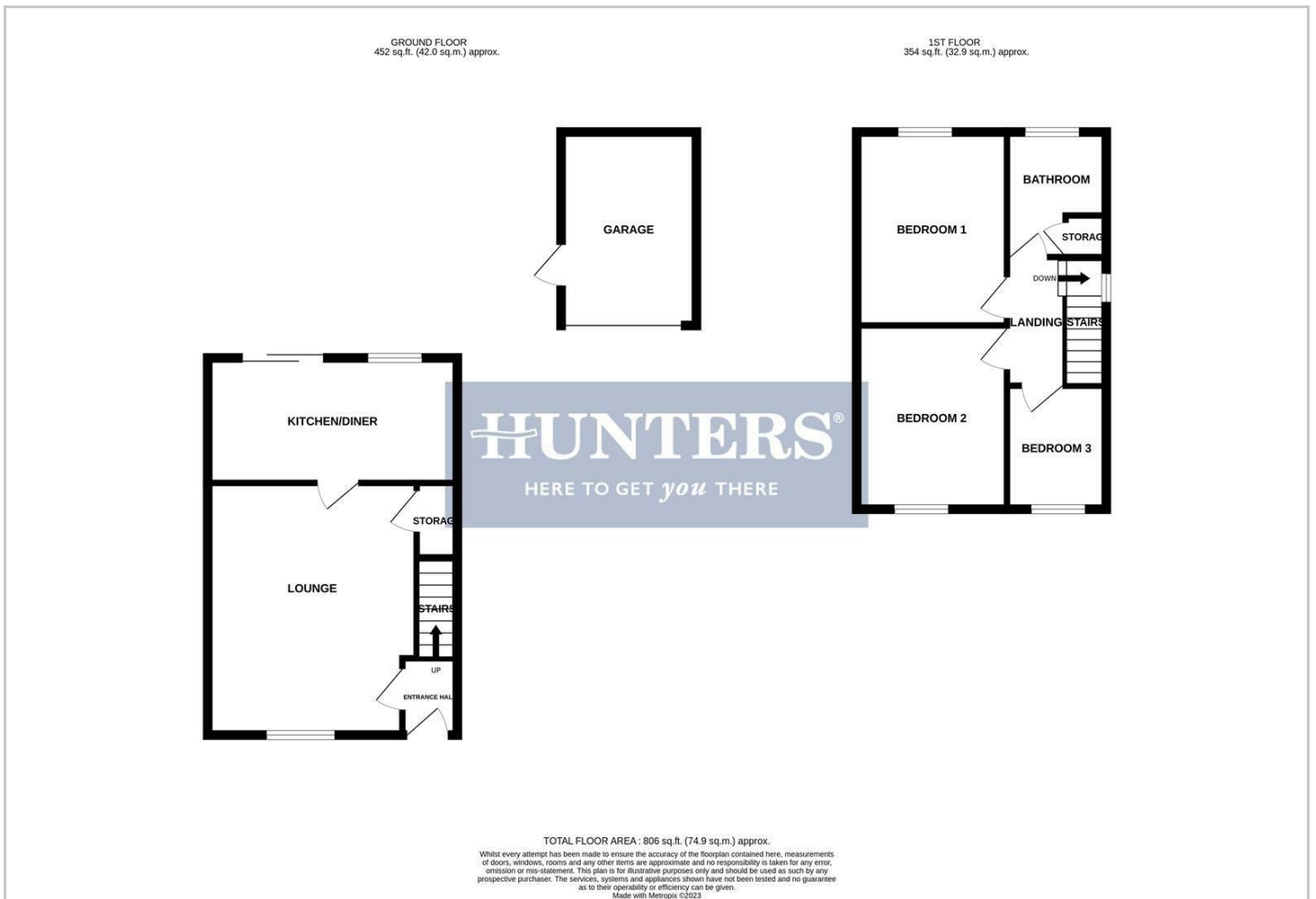
## Hybrid Map



## Terrain Map



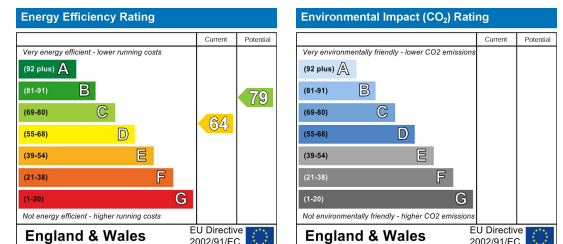
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.