



Greenroyde, Stourbridge, DY9 0SG

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## Greenroyde, Stourbridge, DY9 0SG

Positioned in one of Pedmores most prestigious cul de sac addresses, is this fine example of a three bedroom detached dormer bungalow. Upon approach prospective purchasers are welcomed by a generous size driveway providing ample parking. The welcoming reception hall leads to a sizeable lounge dining room with a double glazed door to the conservatory, a modern fitted kitchen with integral appliances and breakfast bar area. Off the rear hall, is a cloakroom and garage/utility, with integral workshop to rear. Completing the ground floor are two bedrooms and a modern fitted shower room. Following upstairs, the spacious landing provides access to the master bedroom with fitted wardrobes and a stylish bathroom. Outside the property offers a beautifully maintained and mature garden with patio, lawn with decorative shrub borders and gated side access. This home is conveniently situated within close proximity to an abundance of amenities and bus routes, together with delightful walks over Stourbridge Golf and Country club, as well Mary Stevens Park.





#### **Front Of The Property**

With an ample block paved driveway leading to garage and lawn to side.

#### **Reception Hall**

With a double glazed door to front, double doors to lounge diner, stairs to the first floor landing, further doors to various room, laminate floor and a central heating radiator.

#### **Lounge**

21'9" x 10'11"

With double doors from the reception hall, double glazed window to front, gas fire with decorative surround, a double glazed door to conservatory and two central heating radiators.

#### **Dining Area**

9'1" x 11'10"

Opening round from the lounge, double glazed window to front, door to kitchen and two central heating radiators.

#### **Kitchen**

12'4" x 11'4"

With doors from the dining area and the rear hall, fitted with modern wall and base units, work surfaces with tiled splashback, integrated double oven, electric hob, extractor fan above, integrated dishwasher and fridge, built in storage cupboard, breakfast bar, double glazed windows to side and rear, recessed spotlights, tiled floor and a central heating radiator.





**Conservatory**

10'11" x 11'9"

With a double glazed door from the lounge, double glazed french doors to the rear garden, tiled floor and a central heating radiator.

**Bedroom Two**

12'8" x 12'11"

With a door from the reception hall, double glazed bow window to front, recessed spotlights and a central heating radiator.

**Bedroom Three/Study**

11'3" x 9'10"

With a door from the reception hall, double glazed window to rear, bespoke fitted storage cupboards, shelving and a desk, ideal for home office, laminate floor and a central heating radiator.

**Shower Room**

With a door from the reception hall, shower cubicle, WC, wash hand basin set into vanity unit, tiled walls and floor, two double glazed windows to rear, recessed spotlights, extractor fan and a vertical central heating radiator.

**Rear Hall**

With a door from the kitchen, open to garage/utility, door to cloakroom and a further double glazed door to rear garden.

**Cloakroom**

With a door from the rear hall, WC, tiled floor, double glazed window to rear and part tiled walls.

**Landing**

11'6" x 10'0"

With stairs from the reception hall, access to eaves store, useful seating space, skylight window to front and a central heating radiator.



### **Bedroom One**

11'8" x 18'10"

With a door from the landing, double glazed window to side, access to eaves, built in wardrobes, recessed spotlights and a central heating radiator.

### **Bathroom**

With a door from the landing, large bath, WC, wash hand basin set into vanity unit, part tiled walls, fitted storage cabinets, recessed spotlights and a central heating radiator.

### **Garage/Utility**

16'0" x 9'1"

With a garage door to front, door to further internal workshop, fitted wall and base units, work surfaces with tiled splashback, sink and drainer, plumbing for washing machine, space for tumble dryer, space for fridge freezer and a central heating radiator.

### **Workshop**

14'8" x 9'0"

With a door from the garden/utility, double glazed window to rear, stainless steel sink, fitted storage cupboards, power and light.

### **Garden**

With double glazed french doors from the conservatory and a double glazed door from the rear hall to a large patio area, gated side access and outdoor lighting, a well nurtured lawn beyond with mature shrub borders and a further patio to rear with cedar wood greenhouse with fitted stagings and mains power.

### **Brick Built Garden Store**

29'10" x 18'0"

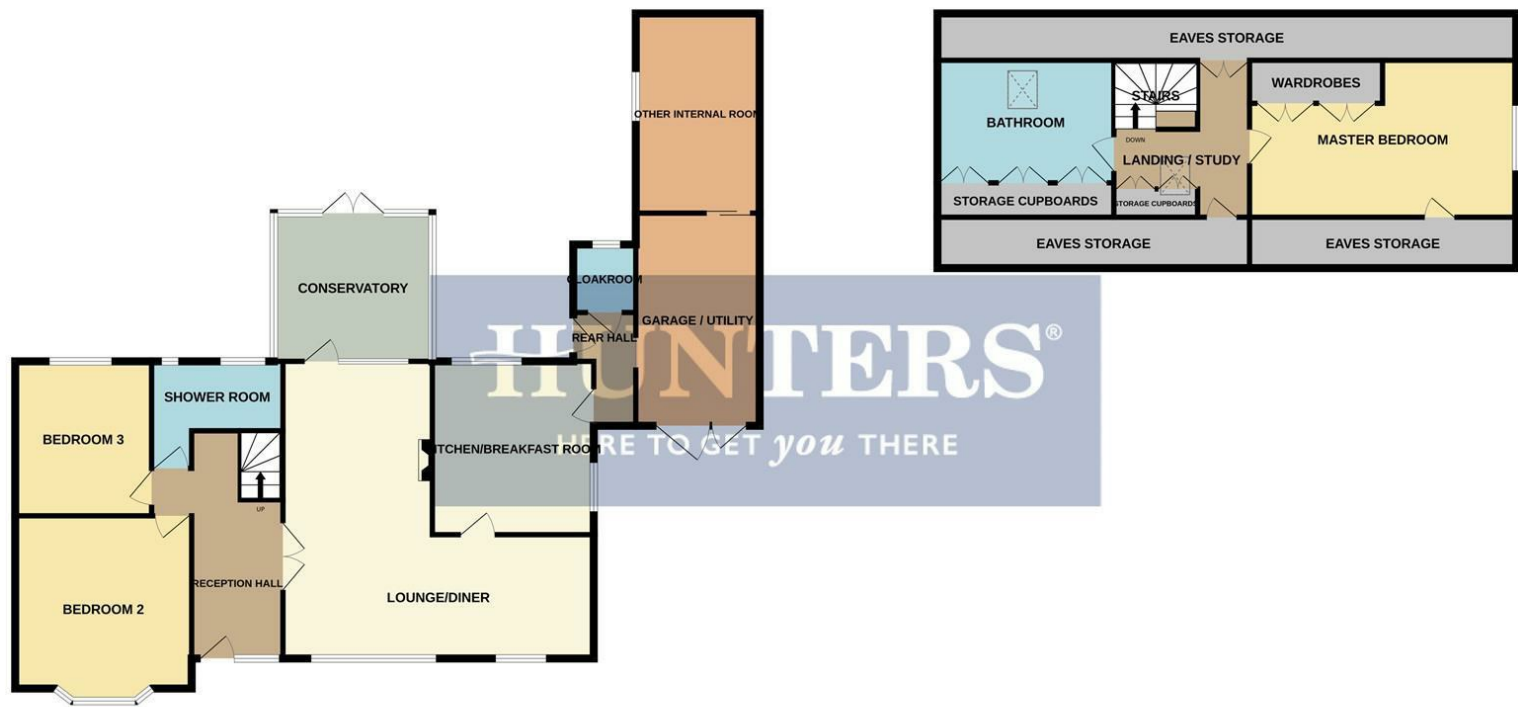
With a door from the garden, light and power points

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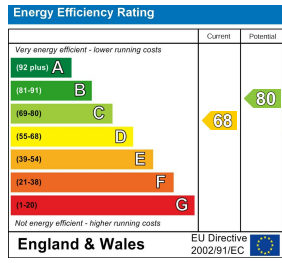


GROUND FLOOR

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 Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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