



Wollescote Road, Pedmore, Stourbridge, DY9 7JJ

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# Wollescote Road, Pedmore, Stourbridge, DY9 7JJ

## Offers in Region of £600,000

A fantastic opportunity to acquire this heavily improved, deceptively spacious and extended four bedroom detached family home positioned on a generous-size corner plot neighbouring Stevens Park. Offering flexible and versatile living accommodation ideal for larger families; the property is set back off the service road beyond mature tree screening which allows for a naturally private aspect. To give prospective buyers an insight, the property briefly comprises of entrance porch and welcoming reception hall, well appointed lounge, separate dining room, snug, study for homeworking, comfortable kitchen breakfast room with a range of built-in appliances, utility and downstairs cloakroom providing an essential sense of practicality. Continuing upstairs are four well proportioned bedrooms including master with en suite and large family bathroom with roll top freestanding bath and separate shower. The rear of the property consists of a beautifully arranged manicured wrap-around garden with a variety of private seating areas, outside lighting and summerhouse, whilst the front of the property boasts a block paved driveway providing ample parking, foregarden and detached garage. Final benefits include solar panels, being close to reputable schools, Stourbridge Junction and across the road from open fields.





#### Entrance Porch

With a double glazed door to front, double glazed window to front, doors to rooms, tiled floor, wall light and tiled floor.

#### Study

9'11" x 7'10"

With a door from the entrance porch, double glazed bay window to front and a central heating radiator.

#### Reception Hall

14'10" x 9'10"

With doors to various rooms, stairs to the first floor landing, built in storage cupboard and a central heating radiator.

#### Dining Room

13'1" x 11'11"

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

#### Lounge

13'10" x 16'9"

With a door from the reception hall, log burning stove, slate hearth, wooden mantle, double glazed bi fold doors to rear, double glazed bay window to side, skylight window, wall lights and two central heating radiators.

#### Kitchen Breakfast Room

10'6" x 18'6"

With doors to various rooms, fitted with modern wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, space for range cooker, stainless steel extractor fan above, integrated fridge and dishwasher, pantry cupboard, breakfast bar, tiled floor, two double glazed windows to rear and a central heating radiator.

#### Snug

11'6" x 7'10"

With a door from the kitchen, oak floor, window to study and a central heating radiator.







#### Utility

8'0" x 8'2"

With doors to various rooms, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, space for tall fridge freezer, double glazed window to rear, double glazed door to rear, tiled floor and a central heating radiator.

#### Cloakroom

With a door from the utility, WC, wash hand basin, tiled splashback, tiled floor and extractor fan.

#### Landing

With stairs from the reception hall, and doors to rooms.

#### Bedroom One

13'0" x 9'11"

With a door leading from the landing, double glazed window to front, fitted wardrobes, matching bedside cabinets and a central heating radiator.

#### Bedroom Two

17'6" x 7'9"

With a door from the landing and to the en suite, double glazed window to front, laminate floor and a central heating radiator.

#### En Suite

With a door from bedroom two, shower cubicle, WC, wash hand basin set into vanity unit, tiled walls, recessed spotlights, extractor fan, double glazed window to rear and a chrome heated towel rail.

#### Bedroom Three

10'11" x 11'10"

With a door leading from the landing, double glazed windows to side and rear, fitted wardrobes and a central heating radiator.





**Bedroom Four**  
9'8" x 9'9"

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



**Bathroom**

With a door leading from the landing, double glazed window to rear, roll top claw foot bath with chrome shower attachment, walk in shower cubicle, WC, wash hand basin set into vanity unit, tiled floor, recessed spotlights, extractor fan, tiled floor and a chrome heated towel rail.

**Garden**

With double glazed bi fold doors from the lounge to a patio area, feature wooden pagoda, outside tap and gated side access, steps leading down to rear and side lawns, enclosed rear garden with summerhouse and a garden pond.

**Garage**

24'0" x 8'7"

With a garage door to front, power, light and door to utility.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 Hunters  
01384 443331 | Website: [www.hunters.com](http://www.hunters.com)

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