



Old Grove Gardens, Pedmore, Stourbridge, DY9 0US

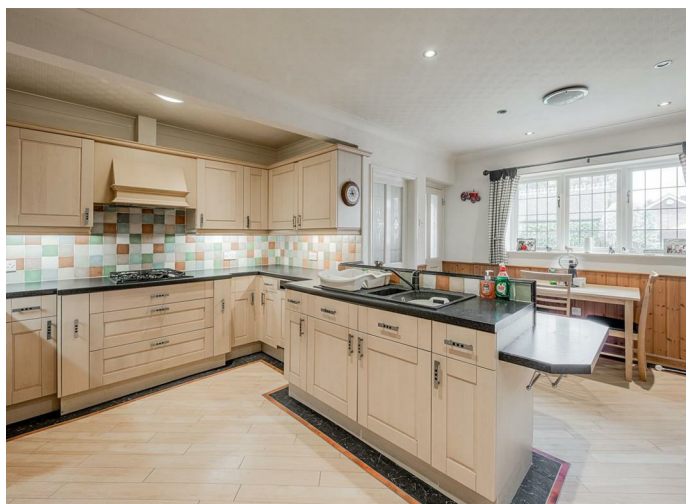
**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Old Grove Gardens, Pedmore, Stourbridge, DY9 0US

**Offers Around £585,000**

Occupying a generous size corner plot with wrap around garden and detached garage with further driveway to rear is this executive three bedroom detached bungalow. Located within this highly desirable address falling close to local shops, Stevens Park and transport links, the property also finds itself within nearby proximity to both Stourbridge Town Centre and Oldswinford High Street. Offering deceptively spacious living accommodation, this fantastic bungalow in brief summarises of entrance hall, further L-Shaped reception hall with storage and loft access, comfortable lounge with feature fire place, bright and airy conservatory leading to garden, separate dining room, well equipped kitchen breakfast room with additional utility, master bedroom bay window and en suite, further generous size bedroom suite and third bedroom all of which benefit from built-in and fitted wardrobes with the main bathroom completing the property. Continuing outside the rear garden is private and low maintenance with gated side access leading to a generous size block paved driveway providing ample off road parking with further driveway at the rear accessed via double gates. This beautifully maintained bungalow presents an exceptional opportunity for those looking for single storey living and is conveniently offered with no upward chain.





#### Front of The Property

To the front of the property there is a large a block paved driveway, wrap around lawn, mature shrubs and trees, decorative chipping stones, double gates to rear with further driveway leading to a detached garage, outdoor lighting and gated side access leading to the rear garden.

#### Entrance Hall

With a double glazed composite door leading from the front of the property, storage cupboard and further door leading to reception hall.

#### Reception Hall

14'9" x 15'5" max

With a door leading from the entrance hall, storage cupboard, doors leading to various rooms, coving, loft access and a central heating radiator.

#### Lounge

21'3" x 13'5" max

With a door leading from the reception hall, comfortable space for large three piece suite, feature fireplace with gas fire, inset cabinetry and shelving, decorative coving and ceiling rose, double glazed window to side, double glazed doors to conservatory and a central heating radiator.

#### Conservatory

12'5" x 12'5" max

With double glazed doors leading from the lounge, double glazed french doors and windows to garden and a central heating radiator.

#### Dining Room

13'5" x 10'5" max

With a door leading from the reception hall, space for dining table, feature fireplace with electric fire, double glazed bay window to front and a central heating radiator.



#### Kitchen Breakfast Room

16'8" x 15'5" max

With doors leading from the reception hall, inner hall and utility, fitted with a range of matching wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, integrated oven, fridge freezer, space for appliances and breakfast table, breakfast bar, laminate floor, recessed spotlights, double glazed window to rear and a central heating radiator.

#### Utility

6'6" x 5'6"

With a door leading the kitchen breakfast room, fitted with a range of matching wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, wall mounted central heating boiler, double glazed window and door to rear and a central heating radiator.

#### Master Bedroom

13'5" x 12'5" max

With doors leading from the reception hall and en suite, built in wardrobes, double glazed bay window to front and a central heating radiator.

#### En Suite

With a door leading from master bedroom, shower cubicle, WC, wash hand basin set into vanity unit, tiled splashback, double glazed window to side and a heated towel rail.

#### Inner Hall

With doors leading from the kitchen and bedroom two.

#### Bedroom Two

17'8" x 11'1"

With doors leading from the inner hall and en suite, fitted wardrobes, two double glazed windows to front and a vertical central heating radiator.



### En Suite

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

### Bedroom Three

10'5" x 7'10" into wardrobe

With a door leading from the reception hall, built in wardrobes, double glazed window to side and a central heating radiator.

### Bathroom

With a door leading from the reception hall, bath, WC, wash hand basin, tiled splashback, double glazed window to side and a central heating radiator.

### Garage

19'4" x 11'9"

With up and over door, further door and window to rear, light, power and over eaves storage space.

### Garden

Accessed via double glazed french doors leading from the conservatory and a further double glazed door from the utility to a patio seating area, well maintained lawn with shrubs borders, shed, outdoor tap, door to garage and gated side access leading to the front of the property.

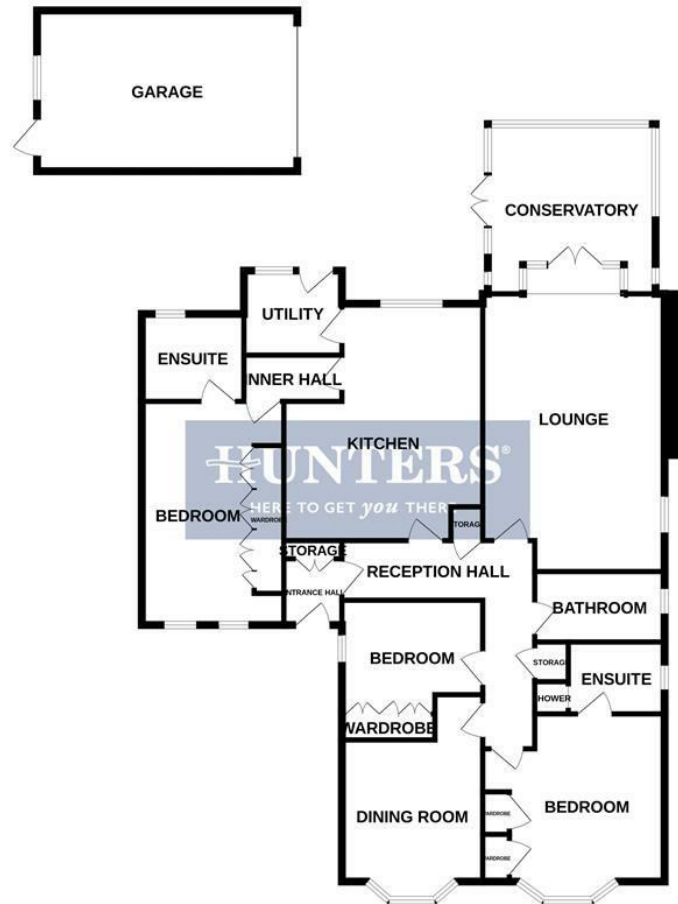
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



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  
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