

# HUNTERS®

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## Halfcot Avenue

Pedmore, DY9 0YB



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£350,000



## Front of The Property

To the front of the property there is a block paved driveway, lawn to side, up and over door to garage, double glazed composite door to entrance hall and gated side access.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, storage cupboard, doors to various rooms, laminate floor and a central heating radiator.

## Lounge

14'9" x 10'9" (4.5 x 3.3)

With a door leading from the entrance hall, electric wall mounted feature fire, large double glazed window to front and a central heating radiator.

## Kitchen Diner

17'4" x 9'10" (5.3 x 3 )

With a door leading from the entrance hall, fitted matching soft closing shaker style wall and base units, worksurfaces with matching upstands, integrated oven and grill, fridge, dishwasher, separate induction hob, stainless steel cooker hood over, plumbing for washing machine, tiled splashback, space for dining table, breakfast bar, wall mounted tv point and socket, double glazed window to rear, double glazed patio doors to garden, recessed spotlights, laminate floor and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, double glazed window to front and laminate floor.

## Landing

With stairs leading from the entrance hall, doors to various rooms and skylight.

## Bedroom One

15'5" x 8'10" (4.7 x 2.7)

With a door leading from the landing, dual aspect double glazed windows to front and rear and a central heating radiator.

### Bedroom Two

14'1" x 11'5" max (4.3 x 3.5 max)

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

### Bedroom Three

11'5" x 10'5" max (3.5 x 3.2 max)

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

### Bedroom Four

11'5" x 8'2" (3.5 x 2.5)

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

### Bathroom

With a door leading from the landing, double walk-in shower, waterfall shower head, separate shower attachment, shower screen, bath, wash hand basin set into vanity unit, WC, part tiled walls, recessed spotlights, double glazed window to rear and a heated towel rail.

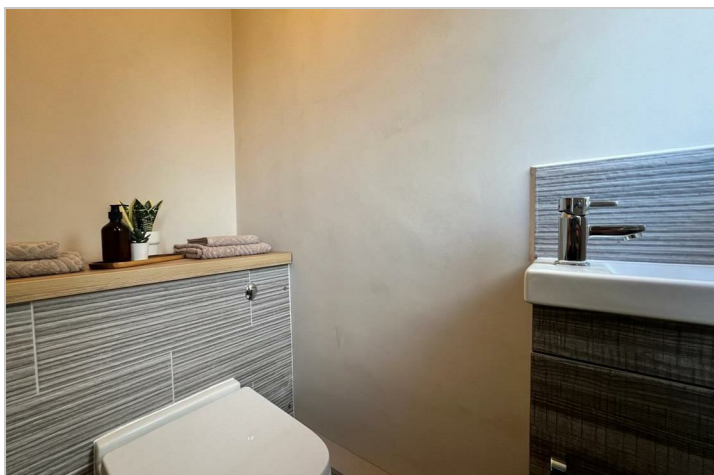
### Garage

15'5" x 8'10" (4.7 x 2.7)

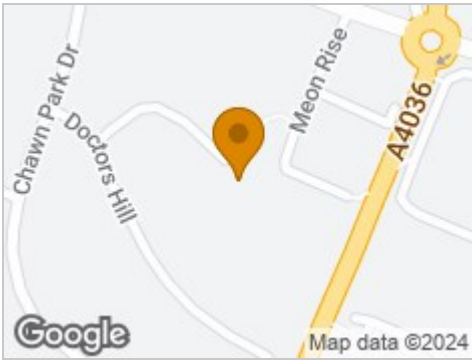
With an up and over door to front, door to rear, wall mounted boiler and window to side.

### Garden

Accessed via double glazed patio doors leading from the kitchen diner and gated side access to a patio, dwarf wall, lawn, planted shrubs and door to garage.



## Road Map



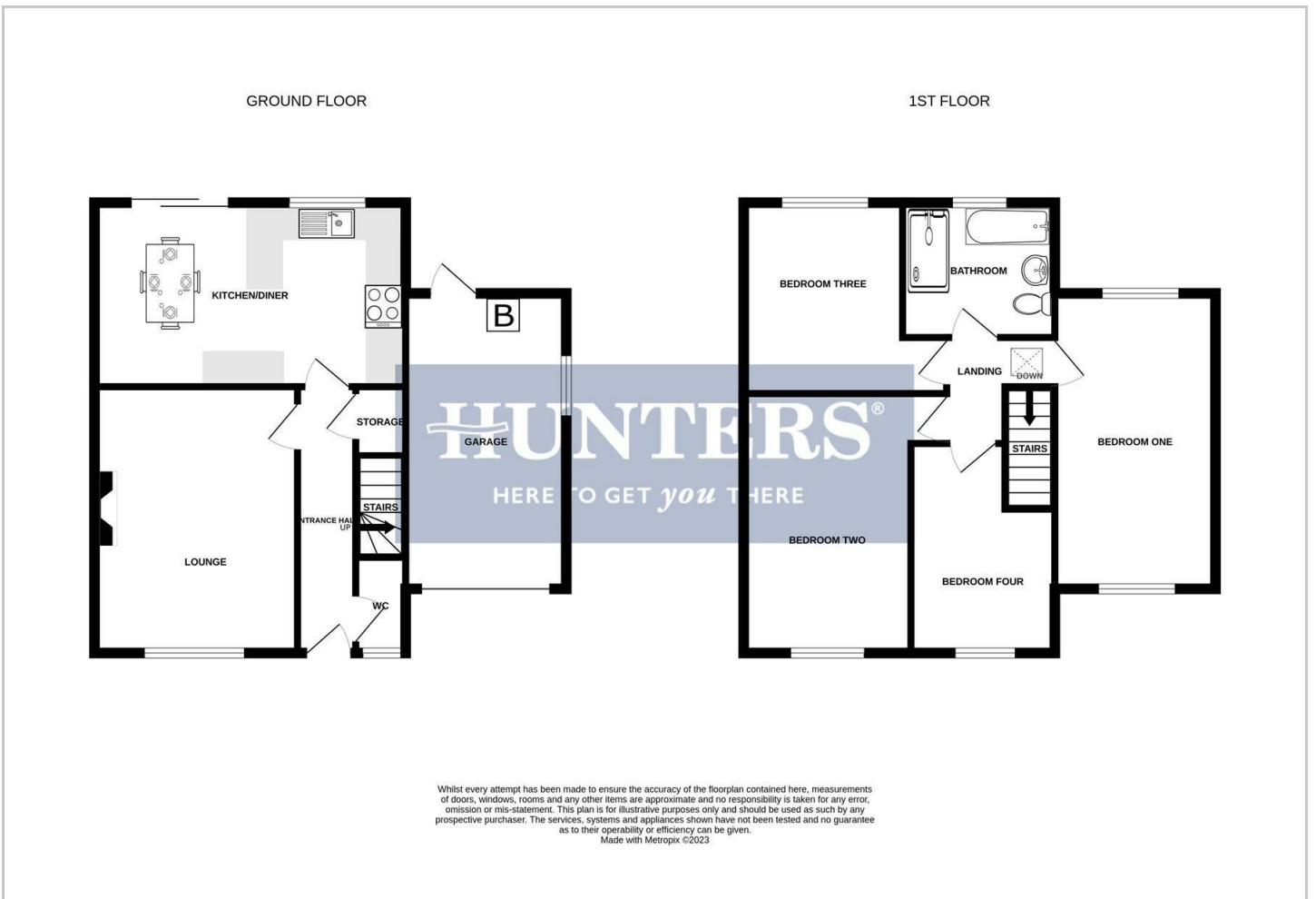
## Hybrid Map



## Terrain Map



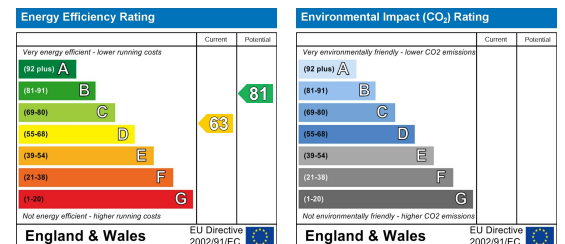
## Floor Plan



## 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.