



Drew Road, Pedmore, Stourbridge, DY9 0UZ

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An extremely well proportioned and deceptively spacious five bedroom detached family home offering generous and versatile living accommodation arranged over three floors. Occupying a prominent position within this well established and desirable address, the property finds itself within close proximity to nearby Stevens' Park, reputable schooling, Stourbridge Junction and Oldswinford High Street. To give prospective buyers an insight, the property in brief comprises of: porch, welcoming entrance hall with internal garage access, inviting lounge with french doors leading to a bright and airy conservatory with bespoke fitted blinds, separate formal dining room with bay window, modern fitted kitchen breakfast room with centre island complete with Granite worksurfaces, separate utility and downstairs cloakroom adding an essential sense of practicality. Continuing upstairs there are four sizeable double bedrooms, two with built-in wardrobes and en suites, further study/nursery and family bathroom. Completing the property on the upper floor boasts an impressive master bedroom suite spanning the full width of the house with walk-in wardrobe, en suite and skylight window. The rear garden is thoughtfully laid out and beautifully maintained with large patio seating area ideal for entertaining, offers a private aspect through mature planted shrubs and showcases an impressive summerhouse being fully insulated with dual aspect creating a brilliant space for evening drinks with friends. Additional benefits include being a short distance from beautiful countryside walks over Wychbury Fields, is within commutable distance to M5's Junction 4 and is well suited to large and mixed families. Viewings are highly recommended to appreciate the comfortable living space on offer.





Front Of The Property

To the front of the property there is a large block paved driveway, EV charging point, outside lighting, CCTV and gated side access leading to rear garden.

Porch

With a double glazed composite door leading from the front of the property, double glazed windows and further double glazed door leading to entrance hall.

Entrance Hall

22'3" x 6'10"

With a double glazed door leading from the porch, doors to various rooms, stairs to first floor landing with reading nook underneath, storage cupboard with underfloor heating control, underfloor heating and karndeian floor.

Dining Room

16'4" x 9'2"

With a door leading from the entrance hall, space for large dining table, karndeian floor, recessed spotlights, double glazed bay window to front and underfloor heating.

Lounge

20'4" x 11'9"

With a door leading from the entrance hall, comfortable space for seating, feature fireplace with gas fire and marble hearth, underfloor heating and double glazed french doors leading to conservatory.

Conservatory

12'1" x 12'1"

With double glazed french doors leading from the lounge, space for seating, glass roof with custom fit blinds, shelving, double glazed windows and french doors to garden and underfloor heating.

Kitchen Breakfast Room

14'5" x 12'9"

With doors leading from the entrance hall and utility, fitted with a range of high quality matching wall and base units, granite work surfaces with upstands, integrated fridge freezer, oven, grill, separate hob, stainless steel cooker hood over, dishwasher, one and a half sink and drainer with grooves, centre island with built in storage and breakfast bar, space for large dresser or pantry-style shelving, recessed spotlights, double glazed window to rear and underfloor heating.

Utility

With a door leading from the kitchen breakfast room, fitted with wall and base units, work surfaces, stainless steel sink and drainer, tiled splashback, plumbing for washing machine, space for tumble dryer and fridge freezer, wall mounted central heating boiler and a double glazed door to rear garden.

WC

With a door leading from the entrance hall, WC, wash hand basin, tiled floor, part tiled walls, extractor fan, shaver point and double glazed window to side.

Landing

With stairs leading from the entrance hall, doors to various rooms, door and stairs leading to master bedroom and storage cupboard.



Bedroom Two
14'5" x 10'9" max
With doors leading from the landing and en suite, built-in wardrobes, double glazed window to rear and a central heating radiator.

En Suite
With a door leading from the bedroom, corner shower cubicle, WC, wash hand basin, tiled floor, part tiled walls, recessed spotlights, extractor fan, double glazed window to side and a chrome heated towel rail.

Bedroom Three
14'5" x 10'9"
With doors leading from the landing and en suite, built-in wardrobes, recessed spotlights, double glazed window to rear and a central heating radiator.

En Suite
With a door leading from the bedroom, shower cubicle, WC, wash hand basin, tiled floor, part tiled walls, shaver point, extractor fan, recessed spotlights, double glazed window to side and chrome heated towel rail.

Bedroom Four
16'4" x 13'5" max
With a door leading from the landing, built-in wardrobes, recessed spotlights, two double glazed windows to front and a central heating radiator.

Bedroom Five
12'5" x 9'2" max
With a door from the landing, double glazed window to front and a central heating radiator.

Bedroom Six/Study
7'10" x 5'10"
With a door leading from the landing, double glazed window to side and a central heating radiator.

Bathroom
With a door leading from the landing, bath, WC, wash hand basin, tiled floor and walls, recessed spotlights, double glazed window to side, extractor fan and a chrome heated towel rail.

Master Bedroom
19'8" x 19'8" max
With doors leading from the landing and en suite, walk-in wardrobe with hanging rails and lighting, skylight window further double glazed window to rear and a central heating radiator.

En Suite
With a door leading from the master bedroom, shower cubicle, WC, wash hand basin, tiled splashback, tiled floor, extractor fan, recessed spotlights, double glazed window to side and a chrome heated towel rail.





Summerhouse
 11'9" x 11'9" max
 With double glazed french doors leading from the garden, fully insulated, dual aspect double glazed windows, light and power.

Garage
 18'8" x 8'6"
 With an electric up and over door to front, door to the entrance hall, power and light.

Garden
 Accessed via double glazed french doors leading from the conservatory and further double glazed door leading from the utility to a large patio seating area, decorative slate and chipping stones, raised borders housing mature shrubs, trees, artificial lawn, outside tap, security lighting and CCTV, access to summerhouse and gated side access leading to the front of the property.

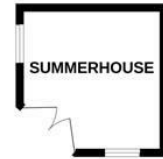
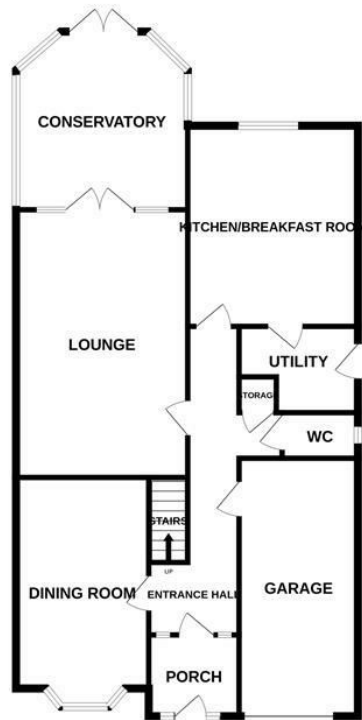
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	86
England & Wales	EU Directive 2002/91/EC		

DISCLAIMER

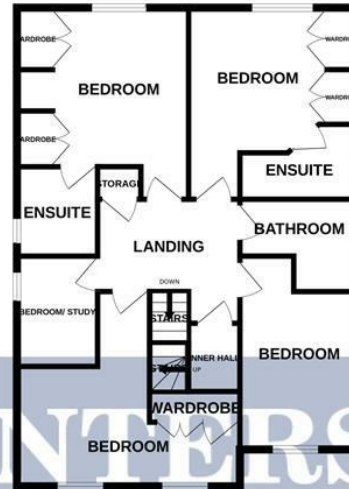
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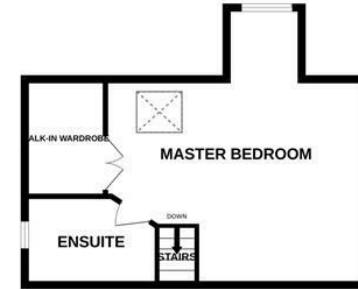
GROUND FLOOR



1ST FLOOR



2ND 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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