

HUNTERS®

HERE TO GET *you* THERE



Drew Crescent

Pedmore, DY9 0UX



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Offers Over £375,000



Front of The Property

To the front of the property there is a tarmac driveway, shaped well maintained lawn to side, mature tree, outdoor lighting, doors to garage, gated side access leading to rear garden and storm porch with double glazed composite door leading to entrance hall.

Entrance Hall

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

Lounge

13'1" x 11'1" max (4 x 3.4 max)

With a door leading from the entrance hall, feature fire place, tiled hearth, comfortable seating space, picture rail and ceiling rose, double glazed bay window to front and a central heating radiator.

Kitchen Dining Family Room

19'8" x 21'3" max (6 x 6.5 max)

With a door leading from the entrance hall and open to play room/ office, fitted with a range of high quality, shaker-style matching wall and base units, worktops over with matching upstands, space for Rangemaster-style cooker with extractor hood above, integrated oven and microwave, dishwasher and fridge freezer, Belfast sink, three seater breakfast bar, space for dining and seating, recessed spotlights, laminate floor, double glazed French doors and windows to rear and column and central heating radiators.

Playroom/ Office

13'1" x 6'10" (4 x 2.1)

With doors leading from the entrance hall and utility, open to kitchen dining family room, space for home working, low-level panelling, laminate floor, double glazed window to rear and a central heating radiator.

Utility

10'2" x 6'6" (3.1 x 2)

With a door leading from the playroom/ office, base units, worktops with matching upstands, sink, plumbing for washing machine, space for tumble dryer and tall standing fridge freezer, shelving, extractor, laminate floor, double glazed door to side and a central heating radiator.

WC

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, extractor, laminate floor and a chrome central heating towel rail.

Landing

With stairs leading from the entrance hall, doors to various rooms, dado rail and loft access.

Tel: 01384 443331

Bedroom One

13'1" x 11'5" max (4 x 3.5 max)

With a door leading from the landing, window seat with timber cladding, double glazed bay window to front and a central heating radiator.

Bedroom Two

11'5" x 10'9" (3.5 x 3.3)

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

Bedroom Three

14'5" x 11'9" max limited head room (4.4 x 3.6 max limited head room)

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

Bathroom

With a door leading from the landing, bath with shower over, fitted shower screen, WC, wash hand basin, part tiled walls, extractor, recessed spotlights, tiled floor, double glazed window to rear and a column central heating towel rail.

Garage/ Store

With doors leading from the front of the property, useful storage space, power and wall mounted central heating boiler.

Garden

With double glazed french doors leading from the kitchen dining family room to a decked seating area, decorative slate, well maintained lawn, chipping stone seating area, mature shrubs, outdoor lighting and tap and gated side access leading to the front of the property.



Road Map



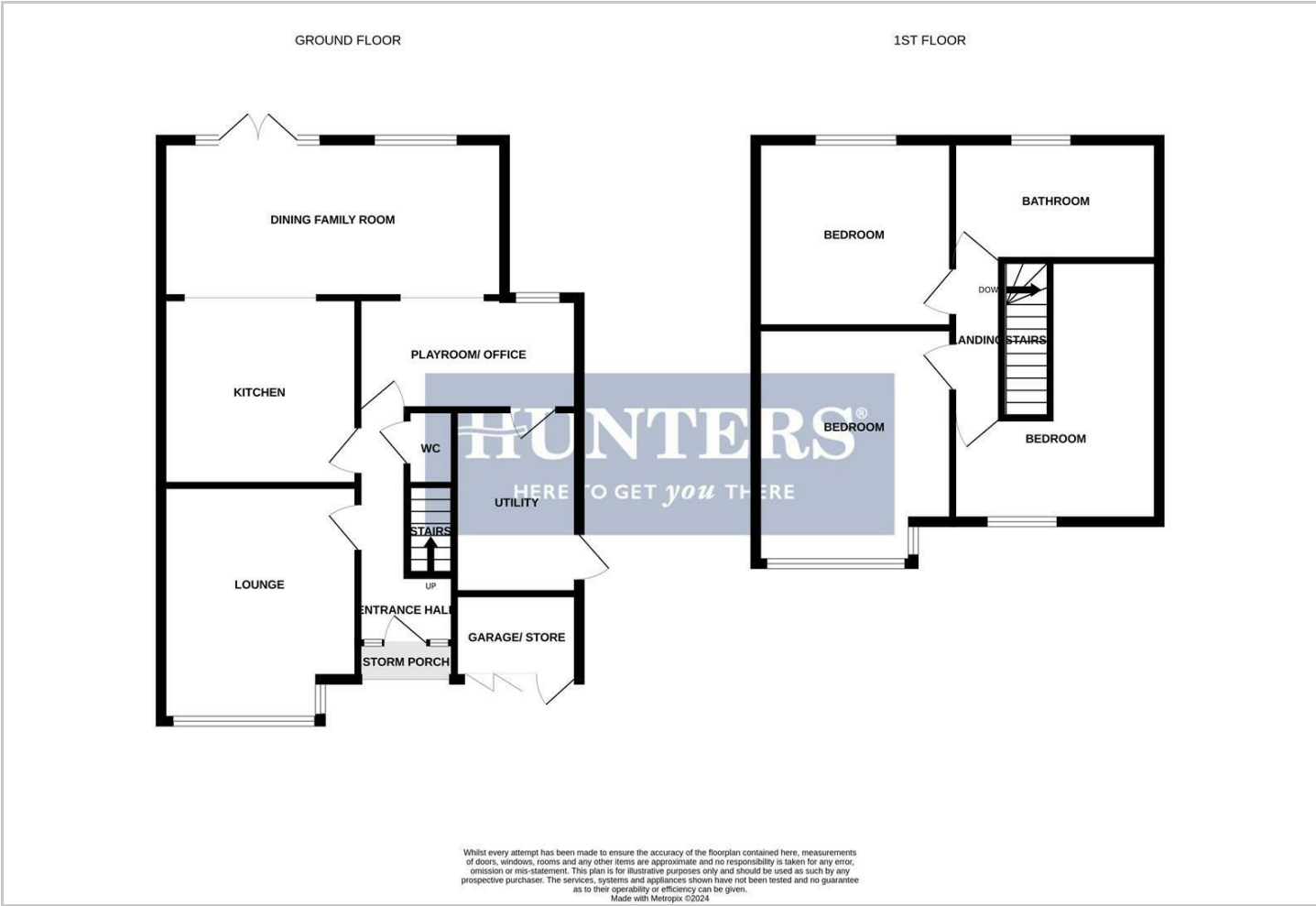
Hybrid Map



Terrain Map



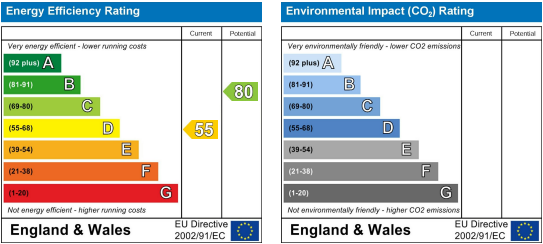
Floor Plan



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.