

# HUNTERS®

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## Sandhurst Avenue

Pedmore, Stourbridge, DY9 0XG

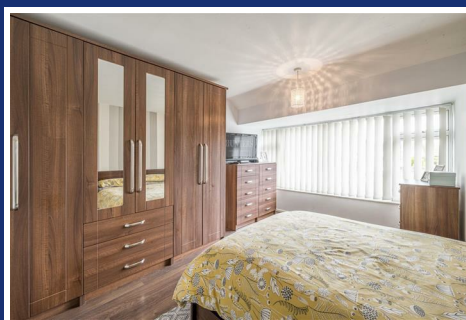




# Sandhurst Avenue

Pedmore, Stourbridge, DY9 0XG

Offers Over £350,000



## Front of The Property

To the front of the property there is a tarmac driveway, shaped lawn with mature shrubs and gated side access leading to rear garden.

## Porch

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

## Entrance Hall

With double glazed composite door leading from porch, stairs to first floor landing, storage cupboard, dado rail, wooden floor and a central heating radiator.

## Dining Room

13'5" x 11'5" (4.1 x 3.5 )

With a door leading from the entrance hall, space for dining table and home working, laminate floor, double glazed window to front and a central heating radiator.

## Lounge

17'4" x 11'5" (5.3 x 3.5)

With a door leading from the entrance hall, space for seating, feature fire place with gas fire and marble hearth, double glazed french doors and windows to rear and a central heating radiator.

## Kitchen Breakfast Room

12'9" x 9'6" (3.9 x 2.9)

With doors leading from the entrance and inner hall, fitted with a range of matching shaker-style wall and base units, worksurfaces with matching upstands, integrated oven, gas hob, stainless steel cooker hood over, splashback, integrated fridge freezer, pull-out pantry-style drawers and cupboards, one and a half ceramic sink and drainer, plumbing for washing machine, breakfast bar, recessed spotlights, laminate floor, double glazed window to rear and a column central heating radiator.

## Inner Hall

With doors leading to various rooms, laminate floor and loft access.

## WC

With a door leading from the inner hall, WC, wash hand basin, tiled splashback, tiled floor, extractor and double glazed window to rear.

## Landing

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

### Bedroom One

13'9" x 10'9" (4.2 x 3.3)

With a door leading from the landing, laminate floor, 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

9'6" x 7'6" (2.9 x 2.3)

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

### Bathroom

With a door leading from the landing, bath with shower over and shower screen, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, recessed spotlights, extractor, double glazed window to rear and a chrome central heated towel rail.

### Garage

18'0" x 7'2" (5.5 x 2.2)

With double doors leading from the front of the property, door leading to rear hall, wall mounted central heating boiler, light and power.

### Garden

With double glazed doors leading from the inner hall and lounge to a patio seating area, well maintained lawn, picket fence, mature shrubs and trees, further block paved seating area, decorative chipping stones, shed and outside tap.



Road Map



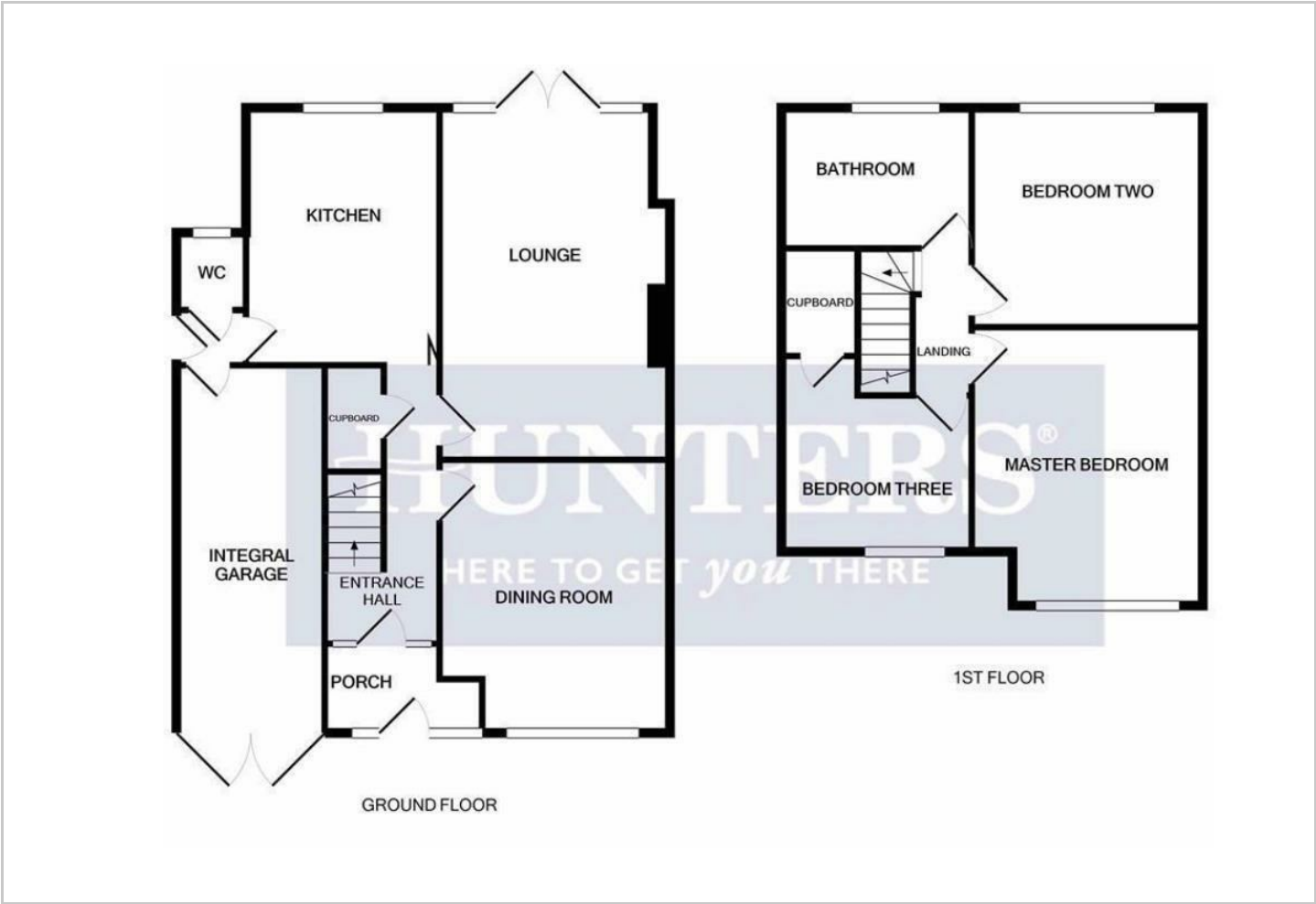
Hybrid Map



Terrain Map



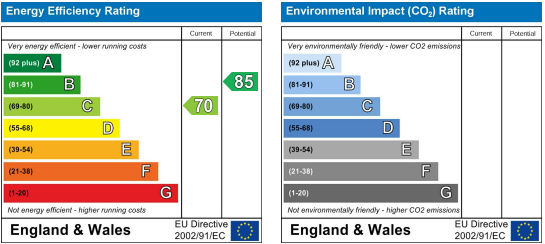
Floor Plan



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.