

HUNTERS[®]

HERE TO GET *you* THERE



Mayfair

Pedmore, Stourbridge, DY9 0XE



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Offers In The Region Of £379,950



Front of The Property

To the front of the property there is a block paved driveway providing ample parking, border, outside light and double glazed composite door leading to entrance hall.

Entrance Hal

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

Dining Room

17'0" x 11'1" (5.2 x 3.4)

With a door leading from the entrance hall, space for dining table, double glazed french doors and windows leading to rear garden and two central heating radiators.

Kitchen Breakfast Room

14'5" x 13'1" (4.4 x 4)

With doors leading from the entrance hall and utility, matching wall and base units, worksurfaces with tiled splashback, upstands, sink and drainer, integrated dishwasher, space for Rangemaster-style cooker with extractor hood over, wine cooler, tiled floor, space for dining, double glazed window to rear and a central heating radiator.

Home Office/ Play Room

16'8" x 7'2" (5.1 x 2.2)

With a door leading from the entrance hall, space for home working, built-in storage, double glazed window to front and a central heating radiator.

Utility

With doors leading from the kitchen breakfast room and WC, worksurfaces, plumbing for washing machine, space for tumble dryer, space for American fridge freezer, part tiled walls and double glazed door leading to garden.

WC

With a door leading from the utility, WC, wash hand basin, part tiled walls and a chrome central heating towel rail.

Landing

With stairs leading from the entrance hall, doors to various rooms and loft access with pull-down ladders.

Bedroom One

14'5" x 11'1" (4.4 x 3.4)

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

Bedroom Two

11'1" x 10'9" (3.4 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 10'5" max (4.4 x 3.2 max)

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, P-shaped bath with shower over, shower screen, WC, wash hand basin, part tiled walls, recessed spotlights, eaves storage, double glazed window to rear and a chrome central heating towel rail.

Garden

With double glazed doors leading from the dining room and utility to a patio seating area, well maintained lawn, sheds and outside tap.



Road Map



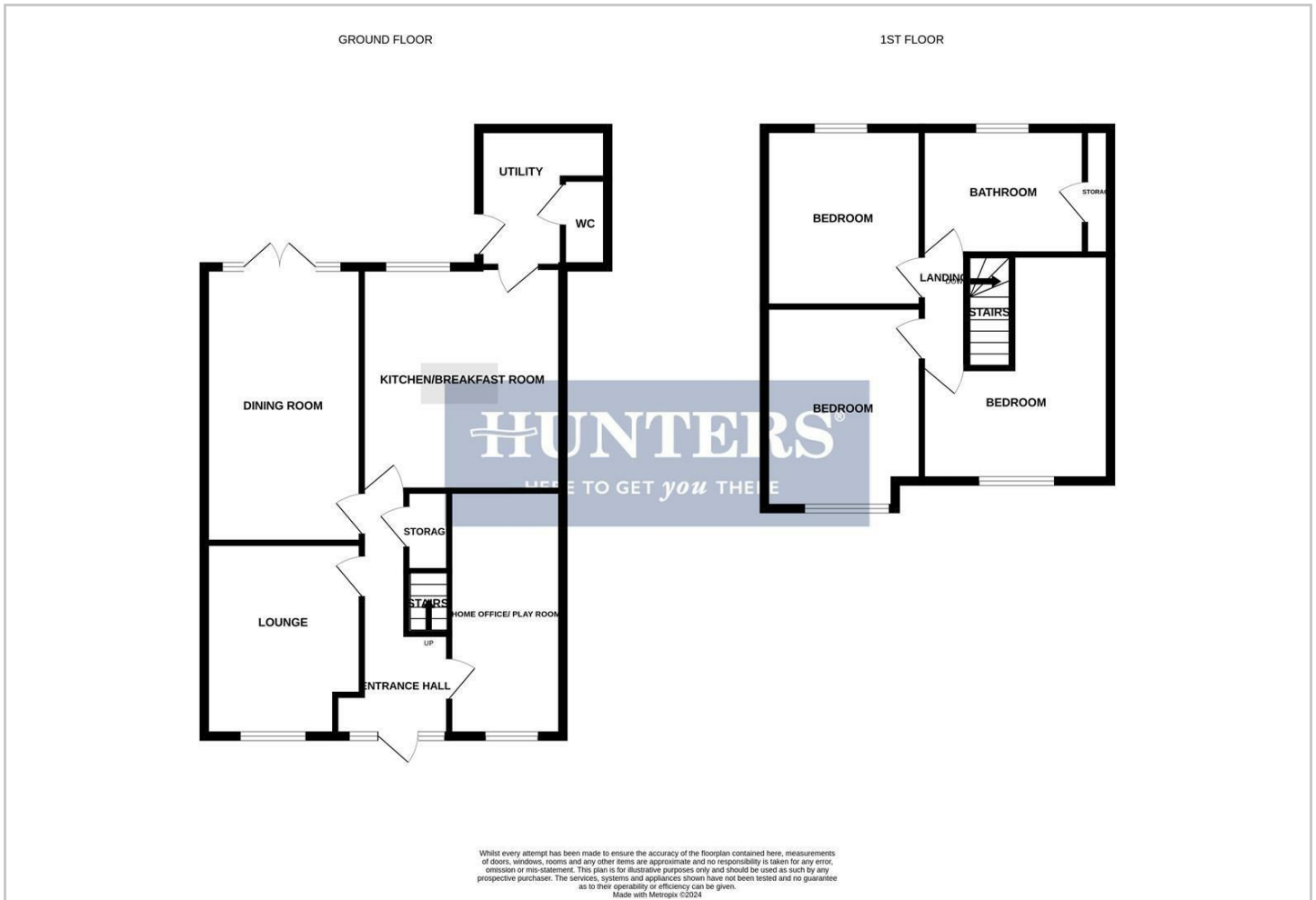
Hybrid Map



Terrain Map



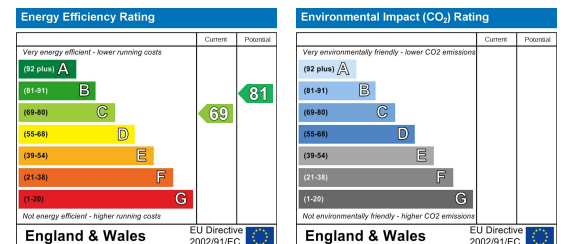
Floor Plan



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.