



Shaftesbury Avenue, Pedmore, DY9 0YP

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Shaftesbury Avenue, Pedmore, DY9 0YP

**Offers In The Region Of £600,000**

An impressive double fronted four bedroom detached family home located in this well established and sought after cul de sac within Pedmore. Offering excellent school catchment, close proximity to Stourbridge Junction and Oldswinford High Street, the property also benefits from being offered with no upward chain and briefly comprises of: welcoming entrance hall with access to downstairs cloakroom, spacious lounge with feature fire place and dual aspect, separate dining room, kitchen breakfast room, utility and double garage completing the ground floor. Continuing upstairs off its bright and airy landing leads to four double bedrooms, master with en suite and family bathroom. The rear garden is of a generous size and is child friendly with patio seating and large well maintained lawn with gated side access. Additional benefits also include being a short walk from Wychbury Fields, Stevens Park as well as local shops. This lovely property offers great potential to be refashioned with prospective buyers tastes and preferences in mind to create a fantastic family home.





#### Front of The Property

To the front of the property there is a large tarmac driveway with well maintained shaped lawn, storm porch, up and over door leading to garage and gated side access leading to rear garden.

#### Entrance Hall

With a door leading from the front of the property, stairs to first floor landing, doors to various rooms and a central heating radiator.

#### Lounge

20'8" x 14'1"

With a door leading from the entrance hall, comfortable seating space, feature fire place with marble hearth, coving, wall lights, double glazed bay window to front, double glazed patio doors leading to rear garden and a central heating radiator.

#### Dining Room

10'2" x 10'2"

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

#### Kitchen Breakfast Room

19'8" x 9'10" max

With a door leading from the entrance hall, matching wall and base units, worksurfaces with tiled splashback, double sink, integrated oven, separate gas hob, cooker hood over, wall mounted central heating boiler, space for breakfast table, open to utility, double glazed windows to rear and a central heating radiators.

#### Utility

Open from the kitchen breakfast room, base units with worksurfaces over, stainless steel sink and drainer, tiled splashback, door leading to garage and double glazed window and door to rear garden.



#### Downstairs Cloakroom

With a door leading from the entrance hall, WC, wash hand basin and tiled splashback.

#### Landing

With stairs leading from the entrance hall, doors to various rooms, storage cupboard, loft access and double glazed window to front.

#### Master Bedroom

13'9" x 10'9" max

With doors leading from the landing and en suite, fitted wardrobes, double glazed window to rear and a central heating radiator.

#### En Suite

With a door leading from the master bedroom, shower, WC, wash hand basin, part tiled walls, double glazed window to rear and a central heating radiator.

#### Bedroom Two

11'9" x 9'10"

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

#### Bedroom Three

13'9" x 9'6" max

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

#### Bedroom Four

11'9" x 10'9"

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





### Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, part tiled walls, double glazed window to rear and a central heating radiator.

### Garage

15'5" x 15'1" max

With up and over door leading from the front of the property, door from utility, light, power and window to rear.

### Garden

With double glazed doors leading from lounge and utility to a patio seating area, well maintained lawn with mature shrub borders, trees, further patio seating area and gated side access leading to the front of the property.

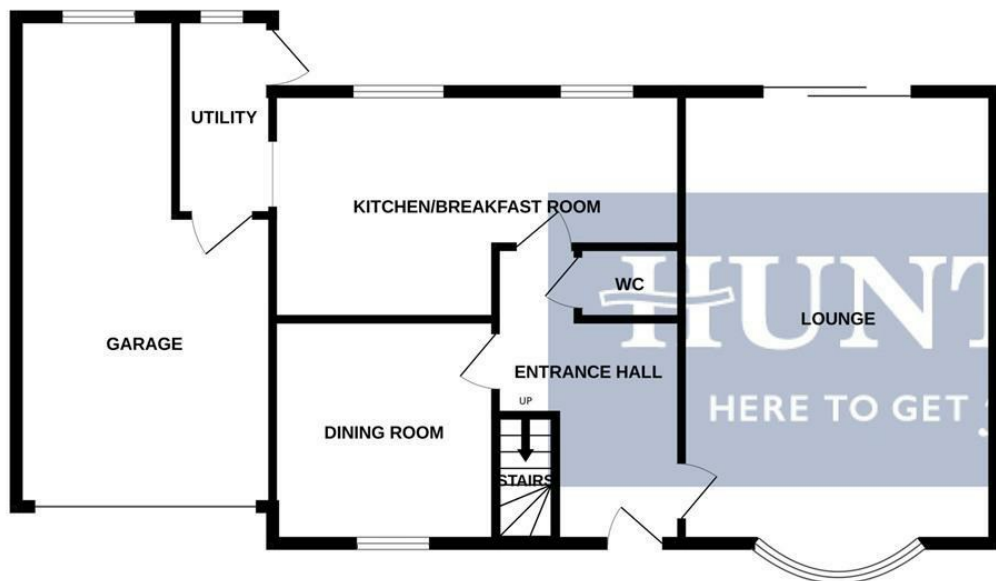
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### DISCLAIMER

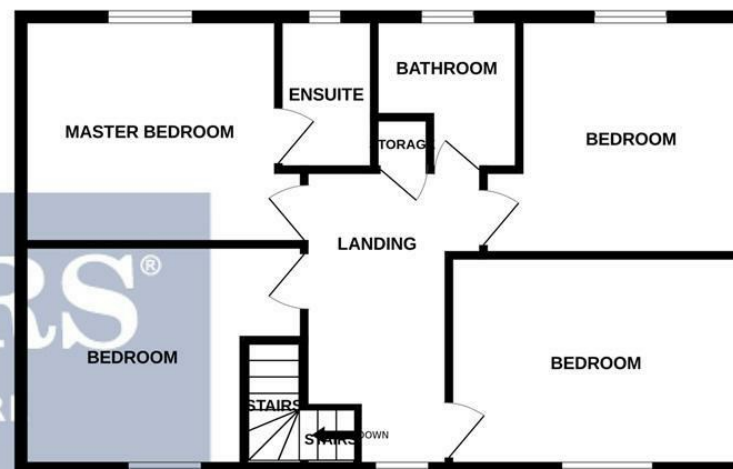
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GROUND FLOOR



1ST 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  
01384 443331 | Website: [www.hunters.com](http://www.hunters.com)

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