

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lutley Drive

Pedmore, Stourbridge, DY9 0YQ





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£325,000



## Front of The Property

To the front of the property there is a tarmac driveway, car port, steps down to useful store and composite double glazed door leading to entrance hall.

## Entrance Hall

With composite double glazed door leading from the side of the property, stairs down to lower hall, doors to various rooms and loft access with pull down ladders.

## Lounge

14'5" x 13'5" (4.4 x 4.1)

With a door leading from the entrance hall, comfortable space for seating and dining, double glazed french doors leading to balcony, further double glazed window to rear and a central heating radiator.

## Kitchen

10'9" x 8'6" (3.3 x 2.6)

Open from the entrance hall, fitted with a range of shaker-style matching wall and base units, worksurfaces with tiled splashback, sink and drainer, integrated double oven and grill, separate gas hob with extractor hood over, space for double American-style fridge freezer, dishwasher, recessed spotlights and double glazed window to front.

## Bathroom

With a door leading from the entrance hall, bath with waterfall shower head and separate shower attachment, shower screen, WC and wash hand basin set into vanity unit, tiled walls, double glazed window to front and a chrome central heating towel rail.

## Lower Hall

With stairs leading down from the entrance hall, doors to various rooms, storage cupboard and a central heating radiator.

## Living Room

15'8" x 7'10" (4.8 x 2.4)

With doors leading from the inner hall and utility, space for seating, double glazed window and french doors leading to garden and a central heating radiator.

### Bedroom One

14'9" x 8'10" max (4.5 x 2.7 max)

With a door leading from the lower hall, walk-in wardrobe, recessed spotlights, double glazed windows to rear and a central heating radiator.

### Bedroom Two

10'9" x 7'6" (3.3 x 2.3)

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

### Bedroom Three

8'2" x 7'2" (2.5 x 2.2)

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

### Utility

With doors leading from the living room and store, matching wall and base units, worksurfaces with tiled splashback, plumbing for washing machine and space for tumble dryer.

### Store

9'6" x 7'2" (2.9 x 2.2)

With a door leading from the utility, light, power and further door and window to front.

### Garden

With double glazed french doors leading from the living room to a low maintenance decked seating area.





## Road Map



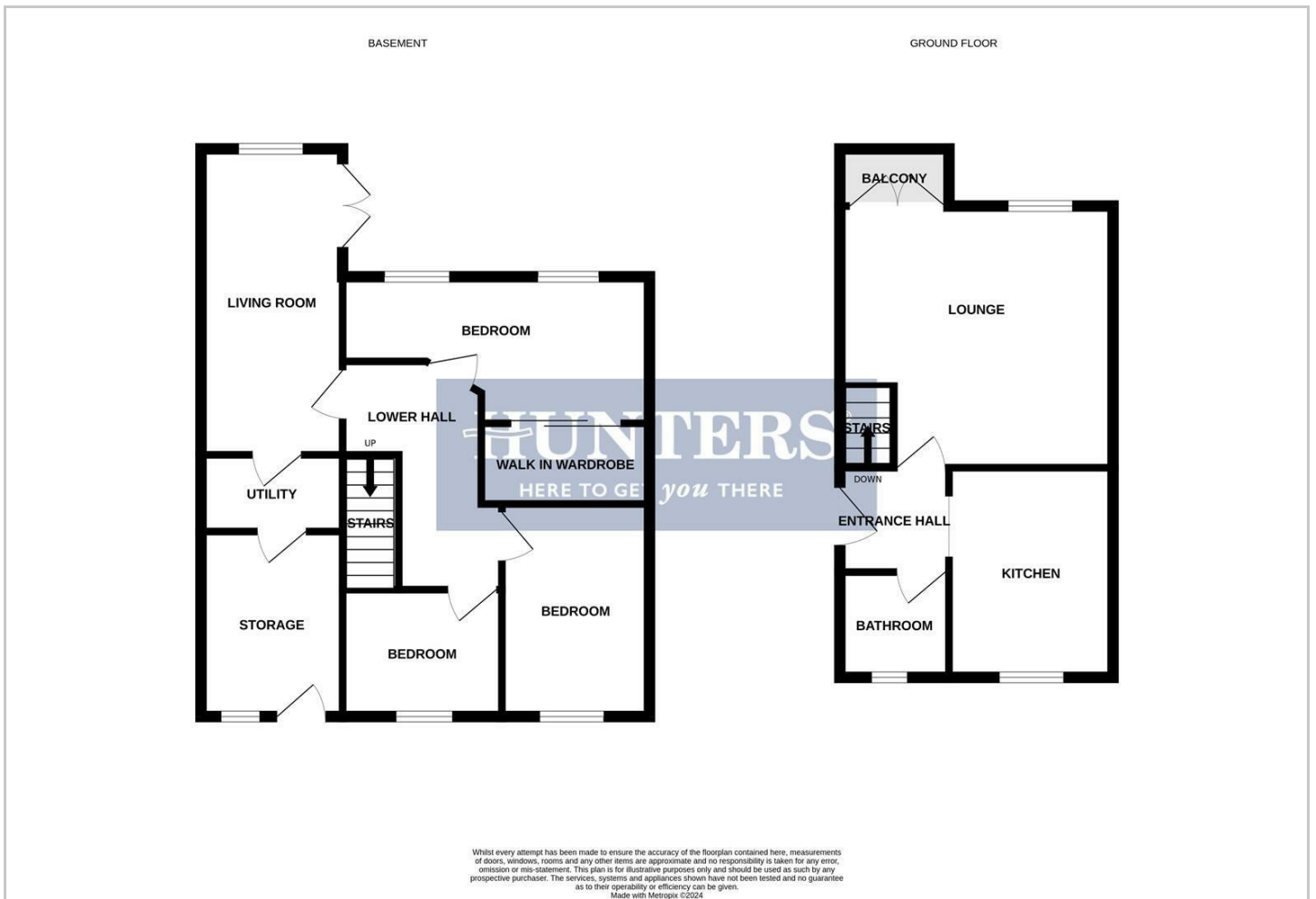
## Hybrid Map



## Terrain Map



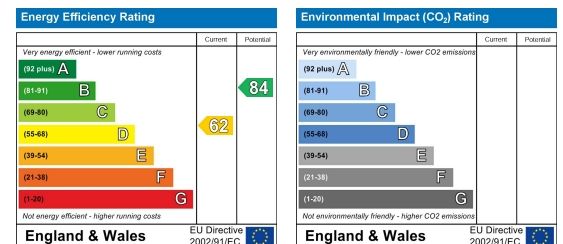
## Floor Plan



## 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.