

# HUNTERS®

HERE TO GET *you* THERE



## Drew Crescent

Pedmore, Stourbridge, DY9 0UX

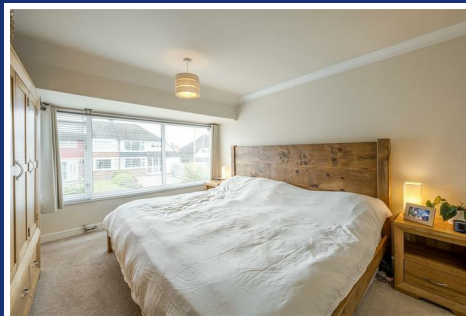




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Offers In Excess Of £300,000



## Front of The Property

To the front of the property there is a slabbed driveway, decorative chipping stones and double glazed sliding door leading to porch.

## Porch

With double glazed sliding door leading from the front of the property, door and window leading to entrance hall.

## Entrance Hall

With a door leading from porch, stairs to first floor landing, storage cupboard, doors to various rooms, wooden floor and a column central heating radiator.

## Lounge Diner

24'7" x 11'3" (7.5m x 3.45m)

With a door leading from entrance hall, comfortable space for seating and dining, wooden floor, double glazed sliding doors leading to rear garden, further double glazed bay window to front and two central heating radiators.

## Kitchen

6'9" x 13'3" (2.08m x 4.06m)

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with matching upstands, one and a half sink and drainer, integrated oven and microwave, separate induction hob with extractor hood over, fridge freezer, dishwasher, plumbing for washing machine, pull-out waste bin, door to side hall, double glazed window to rear and a column central heating radiator.

## Side Hall

With doors leading from kitchen and garage, useful storage space and double glazed doors leading from the front of the property and rear garden.

## Landing

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

## Bedroom One

13'10" x 11'3" (4.22m x 3.43m)

With door leading from landing and double glazed bay window to front.

### Bedroom Two

10'11" x 11'3" (3.33m x 3.45m)

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

### Bedroom Three

13'10" x 12'0" (4.22m x 3.66m)

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

### Shower Room

With a door leading from landing, double walk-in shower, waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, double glazed window to rear and a chrome central heated towel rail.

### Garage

15'8" x 7'4" (4.8m x 2.26m)

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

### Garden

With double glazed doors leading from lounge diner and side hall to a patio seating area, well maintained lawn, mature shrubs and outside tap.



Road Map



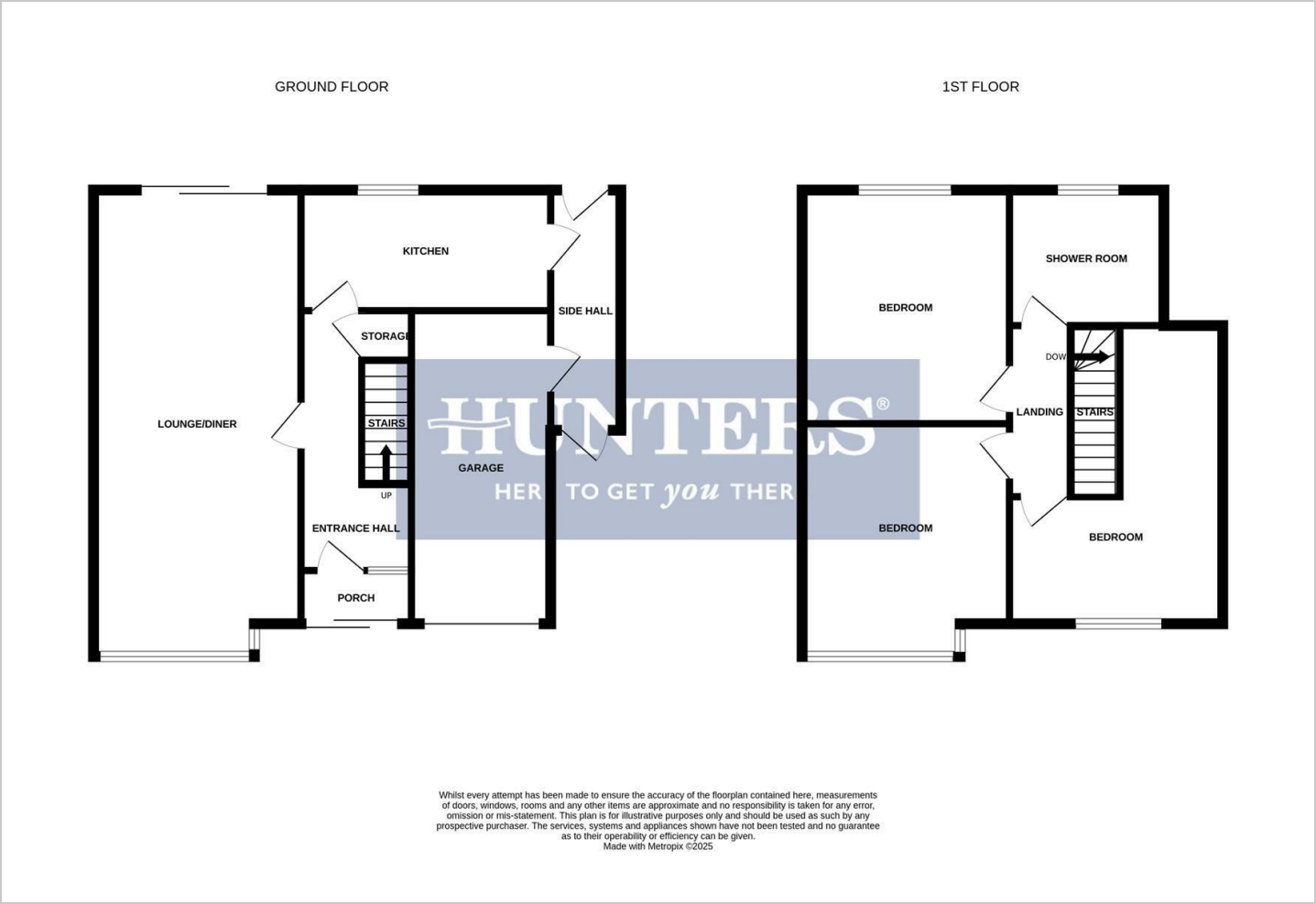
Hybrid Map



Terrain Map



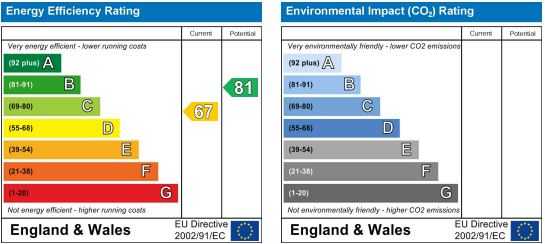
Floor Plan



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.