



Old Grove Gardens, Pedmore, Stourbridge, DY9 0US



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Summary...

Residing amongst this highly sought-after and well respected address within Pedmore is this beautifully presented and deceptively spacious three bedroom detached bungalow. Offering an immense private aspect located within this quiet cul de sac, the property is well placed to an array of amenities including Stourbridge Junction, nearby Stevens Park and local shops for convenience. To give prospective buyers an insight, those interested can expect a welcoming L-shaped reception hall with useful store cupboards and loft access, impressive-size lounge with feature fire place and ample areas for seating, bright and airy conservatory, well equipped kitchen breakfast room and separate utility adding an essential sense of practicality. Continuing off the reception hall leads to a recently re-fitted and modern shower room, three well proportioned bedrooms including master with fitted wardrobes and en suite with both bath and shower. The south-facing rear garden is wonderfully laid-out with manicured shaped lawn and thoughtfully planted borders with space for shed and gated side access. Additional benefits include a double garage with motorised up and over door and driveway for two cars. Viewings are an absolute must to appreciate the size and feel of this fantastic property and a perfect match for those looking to downsize.



Front of the Property

To the front of the property there is a gravelled driveway, canopy with recess spotlights, shrub borders, electric up and over garage door, gated side access and a double glazed door to porch.

Porch

With a double glazed door from front, wall light, window and door to reception hall.

Reception Hall

With a door from the porch, doors to various rooms, two storage cupboards, loft hatch, ceiling rose, decorative coving and central heating radiator.

Lounge Diner

23'1" x 13'9"

With a door from reception hall, feature fire place with gas fire, marble surround and hearth, recess with shelves and recess spotlights, space for seating and dining, decorative coving, two ceiling roses, double glazed doors to conservatory and central heating radiator.

Conservatory

14'1" x 11'8"

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

Kitchen Breakfast Room

17'1" x 10'9"

With a door from the reception hall, fitted matching wall and base units, worktops over, one and a half sink and drainer with tiled splash back, integrated eye level oven and microwave with separate gas hob, extractor fan over, integrated self-cleaning fridge freezer, dishwasher, space for breakfast table and dresser, tiled floor, recess spotlights, door to utility, double glazed window to rear and central heading radiator.

Bedroom One

13'10" x 12'5"

With a door from the reception hall, fitted wardrobes and drawers, door to en suite, double glazed bay window to front and central heating radiator.

En Suite

With a door from bedroom, bath with separate shower cubical, WC, wash hand basin set into vanity unit, tiled walls, recess spotlights, hand sweep mirror light, shaver point, extractor fan, double glazed window to side and a central heating radiator.

Bedroom Two

10'9" x 10'6"

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

Bedroom Three

10'9" x 9'9"

With a door from reception hall, double glazed window to side and a central heating radiator.

Shower Room

With a door from the reception hall, double walk-in shower with waterfall shower head and separate shower head attachment, WC, wash hand basin set into vanity unit, tiled walls, recess spotlights, hand sweep mirror light, shaver point, double glazed window to side and chrome central heating towel rail.

Utility

With a door from kitchen/ breakfast room, matching fitted wall and base units with work tops over, sink and drainers with tiled splash back, plumbing for washing machine, tiled floor, double glazed window and door to rear and central heating radiator.

Double Garage

18'8" x 15'8" max

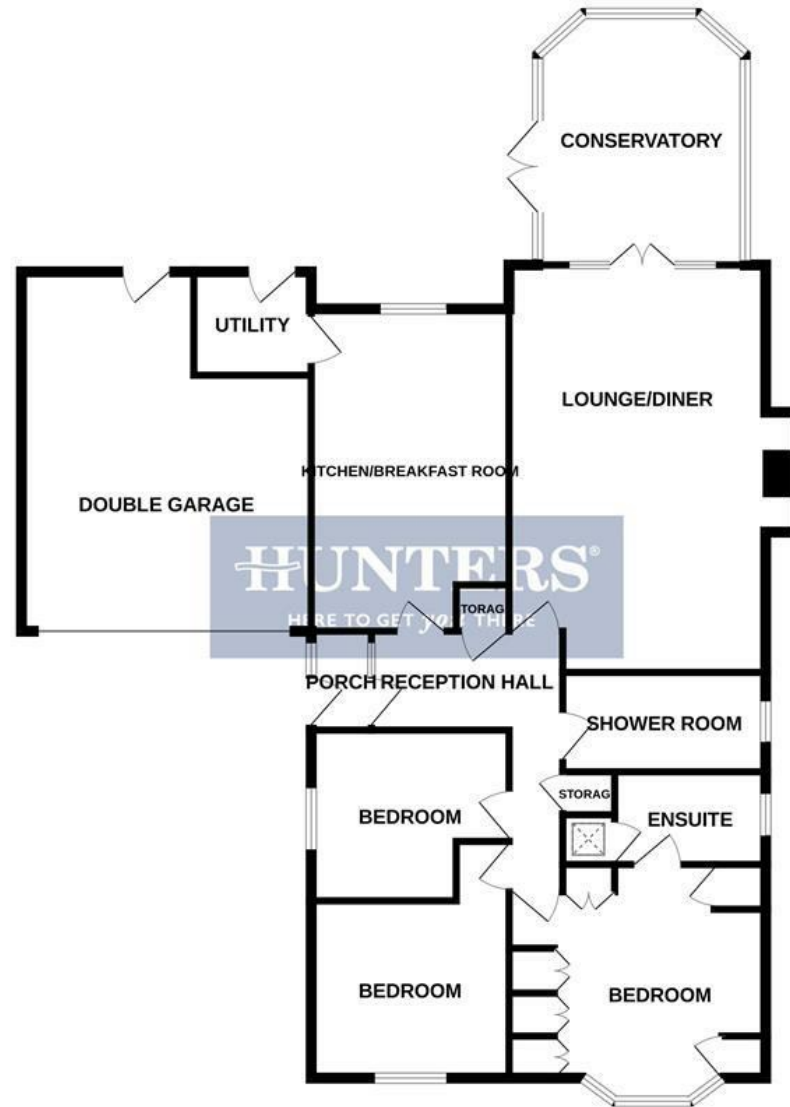
With an electric up and over garage door, door from garden, loft hatch, wall mounted central heating boiler, space for car, useful storage and multiple electrical sockets.

Garden

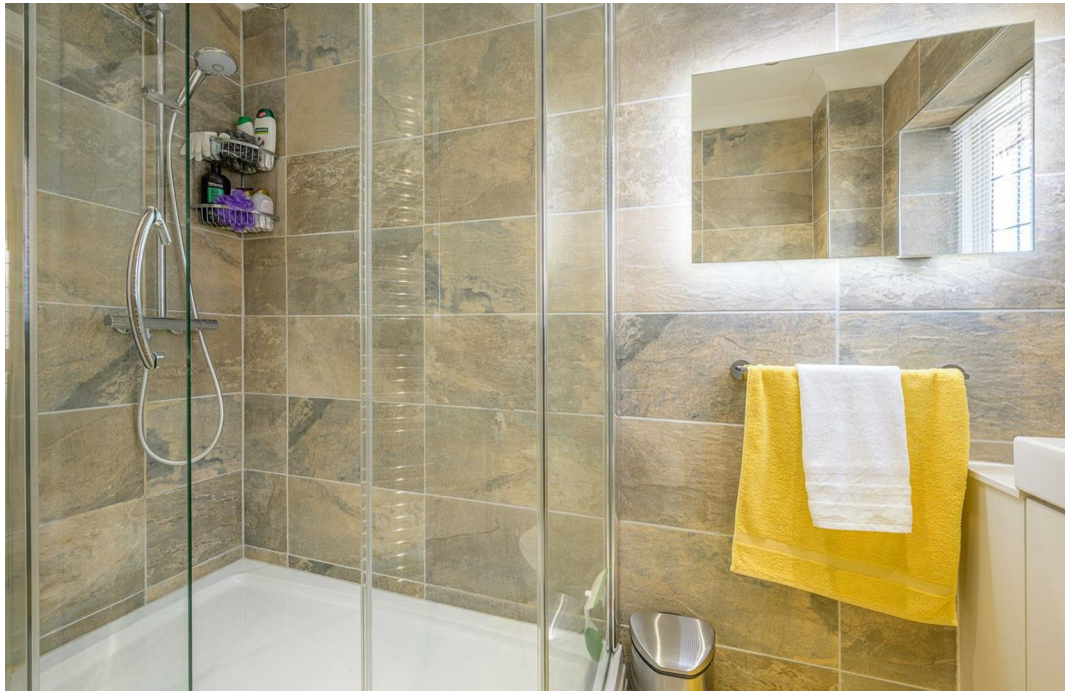
With double glazed doors from utility and the conservatory, south facing patio seating area, well maintained shaped lawn, mature shrub borders, chipping stones, hidden area for garden shed or bins, outside light and tap, lockable gated side access and a double glazed door to garage.

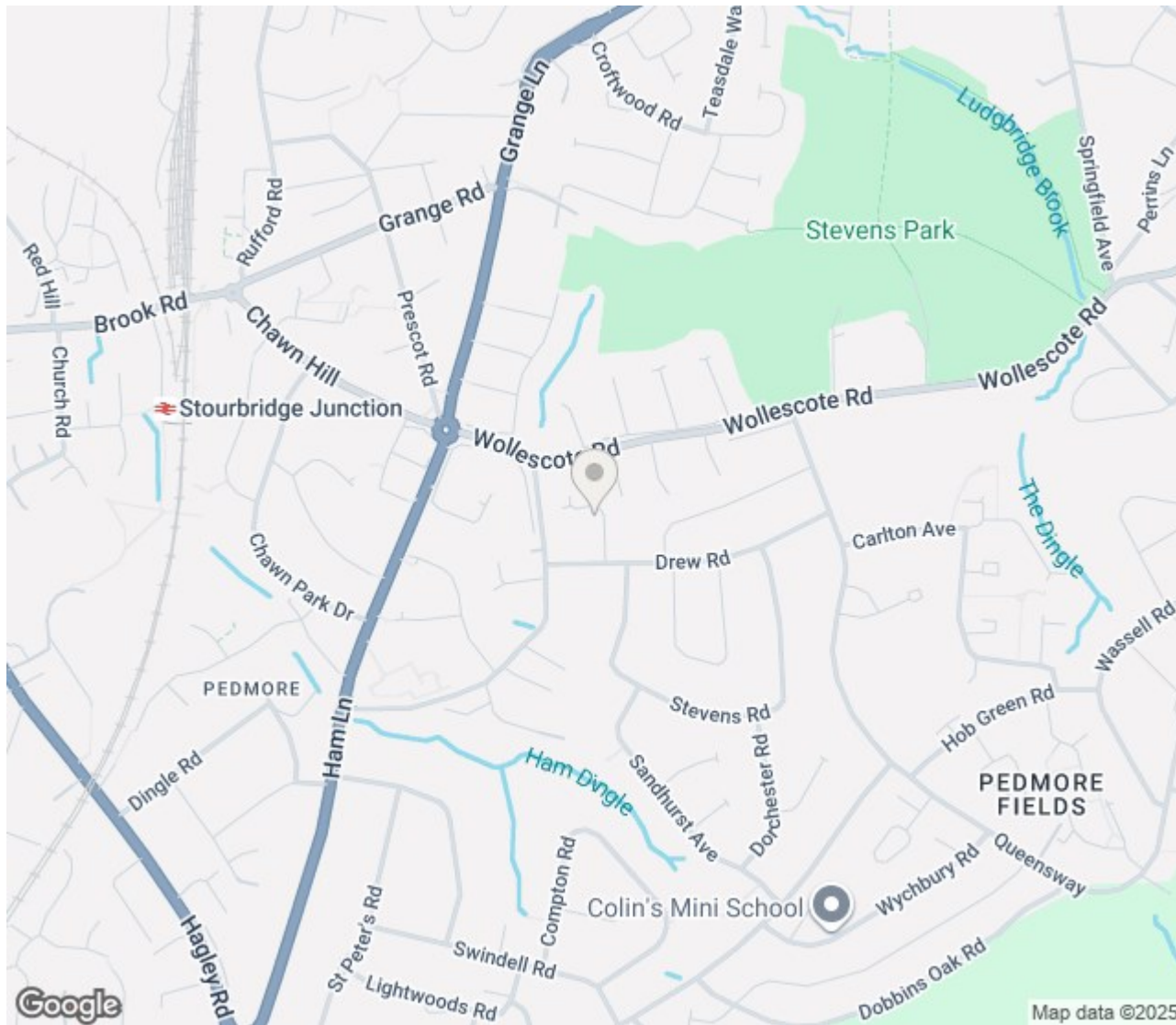


GROUND FLOOR



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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

11a St Johns Road, Stourbridge, DY8 1EJ | 01384 443331 | stourbridge@hunters.com

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