



34 Greenfinch Road

Stourbridge, DY9 7HY

Andrew Grant

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Pedmore, Stourbridge, DY9 7HY

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An extremely well-presented bungalow bordering woodland at the rear.

Key features

- Desirable location
- Woodland views
- Beautifully presented inside and out
- Master with ensuite
- Low-maintenance gardens
- Sizeable garage with utility area
- Plentiful parking
- Outbuilding

Freehold / 1,786 sq ft





Entrance

34 Greenfinch Road is approached via a block paved driveway, allowing ample parking for numerous vehicles and leading to the sizable garage. There is also a gravelled area to the fore. A glazed porch accesses the front door, which has obscure-glazed windows

surrounding it, flooding the entrance hallway with light. The entrance hallway also features decorative coving to the ceiling, wall light points and a useful storage cupboard for coats and shoes, conveniently situated to the left side of the entrance.

Living Room

The sizeable living room is located at the rear of the property, making the best of the views over the garden from the sliding patio doors. This lovely room has decorative coving to the ceiling and a feature fireplace with stone surround.

There are two further internal obscure-glazed windows, which allow ample light in from the hallway. In addition, there is a roof light which incorporates a ladder accessing the loft space. There is also a sizeable storage cupboard and doors accessing the dining area and the kitchen.





Dining Room

Situated to the rear of the property is the dining area, which is a wonderful space, with ample room for a table and chairs, ideal for relaxing and enjoying the views over the private rear garden. This area also has plentiful light from the window to the side elevation and the patio doors to the rear garden.





Kitchen

The dining area has an open walkway through to the well-appointed refitted kitchen. This stylish kitchen has light grey shaker-style wall, base and drawer units, with soft-closing and work surfaces incorporating a ceramic sink with a mixer tap.

Integrated appliances include a double oven, an induction hob with an extractor, a microwave and a full-height fridge. There is a glass display unit, tiling to the splashbacks, a window to the front and a door to the garage...



Adjacent to the kitchen is the sizeable garage featuring a useful utility area at the rear featuring base units, with space for domestic appliances and work surfaces incorporating a sink and drainer.

The garage also houses the wall-mounted boiler and meters and has a metal up-and-over door to the front, windows to the side and rear and a part-glazed door accessing the side of the property.

Master Suite

Situated to the rear of the property is a spacious master suite comprising a window to the side elevation and a bow window to the rear.

This fantastic bedroom also has built-in storage and a concealed ensuite shower room comprising a low-level WC, a pedestal washbasin with mixer tap, a shower cubicle with a waterfall shower, tiling to the splashbacks and an obscure-glazed window to the side elevation.





Bedrooms Two and Three

The second and third bedrooms are both double rooms and situated to the front of the bungalow. Both these rooms feature decorative coving to the ceiling and windows to the front aspect.





Bathroom

There is a beautifully appointed bathroom featuring a white suite comprising a corner bath with shower attachment to the wall, an enclosed WC, a washbasin set upon a vanity unit, tiling to the splashbacks and an obscure-glazed window to the side elevation.



Garden

The easy-maintenance rear garden is a particular feature of this property due to the privacy given by the dingle and woodland. There is a pathway featuring steps leading down to an Astroturf lawn and situated at the side of the bungalow is a paved area

perfect for alfresco dining and entertaining. Doors from both the living room and dining room open out to this garden and it includes two timber-framed garden sheds, one of which is sizable and could easily be utilised as a garden office with a little TLC.



The borders situated to the rear feature established planting and foliage, with steps leading down to the woodland, which is separated from the main garden via fencing and is easily

maintained as it looks after itself. There is also an outside tap and electric points to both sides of the property and a side gate accessing the front aspect.

Services

To be confirmed.

Council Tax - Band F

Location

Nestled in the sought-after area of Pedmore, 34 Greenfinch Road offers an enviable blend of convenience and desirability. Its prime location ensures easy access to Stourbridge Junction Train Station, facilitating seamless travel to Birmingham, Worcester and London. Nearby esteemed schools further enhance the area's appeal, while Stevens Park invites picturesque strolls. Additionally, villages such as Oldswinford and Hagley provide excellent shopping amenities.

Moreover, Stourbridge town centre, positioned just 12 miles west of Birmingham, has undergone substantial regeneration in recent years, creating a vibrant atmosphere and offering superb shopping opportunities. With the added convenience of two railway stations, commuting is effortlessly facilitated. A brief 30-minute train journey swiftly links Stourbridge to Birmingham, with a 2.5-hour ride extending the reach to London. Furthermore, excellent connectivity to the motorway network makes this area an ideal choice for commuters.



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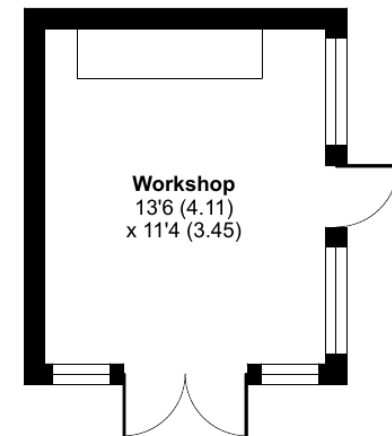
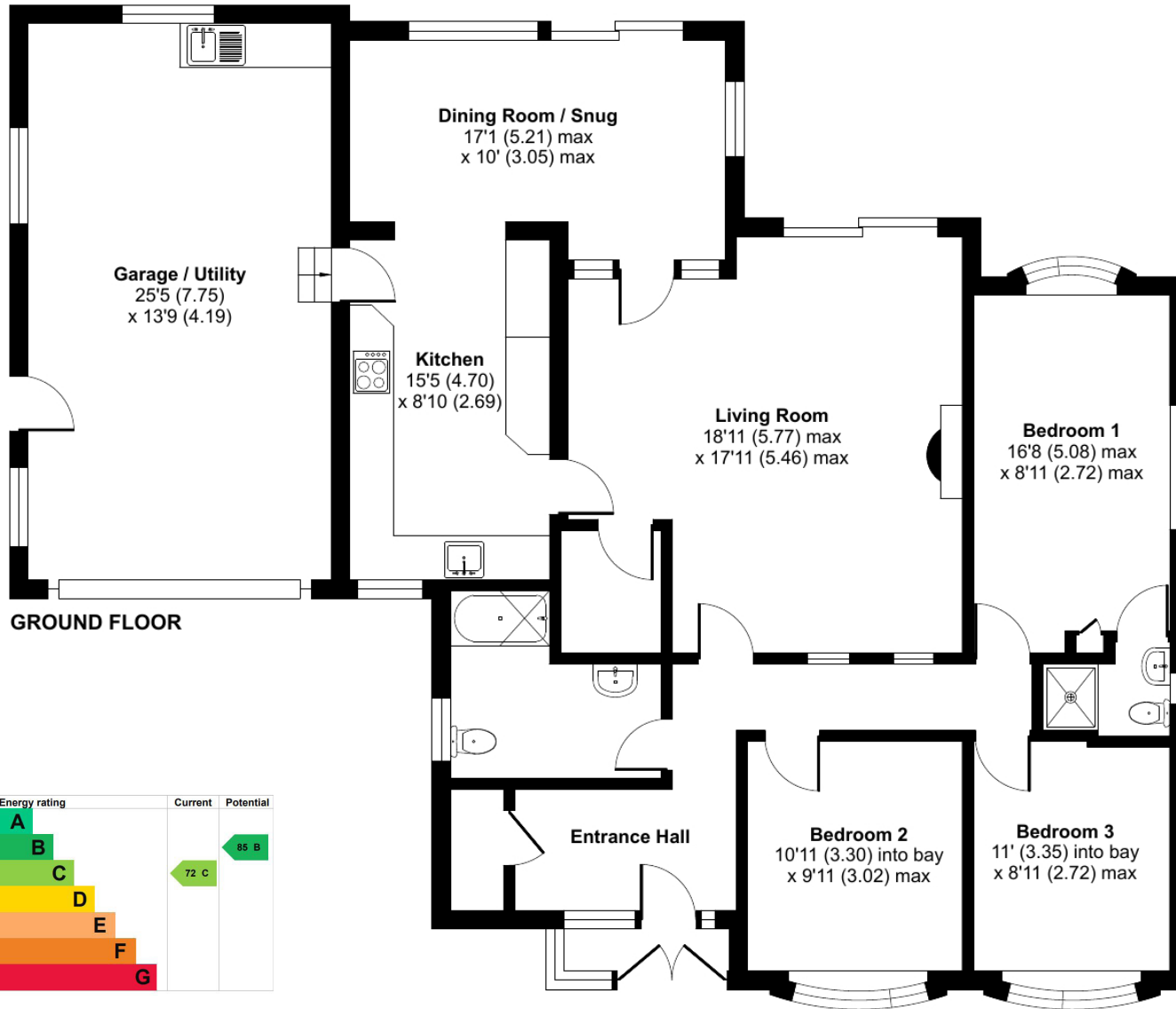
Approximate Area = 1286 sq ft / 119.4 sq m

Garage = 347 sq ft / 32.2 sq m

Outbuilding = 153 sq ft / 14.2 sq m

Total = 1786 sq ft / 165.8 sq m

For identification only - Not to scale



OUTBUILDING

GROUND FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 956779



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