



37 Halfcot Avenue
Pedmore DY9 0YB

Andrew Grant

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Pedmore, Stourbridge DY9 0YB

4 Bedrooms 2 Bathrooms 2 Reception Rooms

Located near Stourbridge is this stylish and immaculately presented property offering a blend of modern design, four double bedrooms and expansive living areas, perfect for contemporary family living.

Key features

- A delightful and contemporary home, ideal for family living.
- The property benefits open-plan living areas on the first floor, providing wonderful views and an ideal space to entertain.
- Four generously sized double bedrooms, with bedroom one benefitting from its own luxurious en suite.
- A wonderful private garden and patio area.
- A versatile summer house, currently serving as an outside bar area for year round entertainment.
- Located in the village of Stourbridge which benefits from the nearby amenities and transport links to Birmingham, Droitwich and Worcester.

1562 sq ft (145.1 sq m)





The family room

As you enter the property from the front, you are greeted by a spacious family room. This space is fitted with herringbone flooring, which continues throughout the first floor and provides access to the rest of the property.





The reception room

This versatile reception room, currently arranged as a sitting area, boasts stylish herringbone flooring that extends throughout the first floor of the property. The area is bright and airy, enhanced by dual-aspect windows and recessed spotlights. Additional features include loft access for extra storage and a split-level staircase leading down to the lower ground floor.







The kitchen

Accessible from the reception room, the kitchen offers a wonderful space for both cooking and entertaining. It is equipped with a top-of-the-range built-in oven, an induction hob with an extractor fan and ample granite countertop space with cupboard storage underneath. The kitchen is illuminated by downlighters and features elegant herringbone flooring, as well as a window overlooking the garden.





Bedroom one

As you descend the split-level staircase to the ground floor, you are met by bedrooms one, two, three and four. Bedroom one includes a range of matching built-in wardrobes, drawer units and discreet lighting. A window offers pleasant views of the garden, providing you with a peaceful and private retreat.



Bedroom one en suite

Bedroom one further benefits from a luxurious ensuite, equipped with a walk-in shower, WC, heated towel rack and washbasin, this space ensures comfort and complete privacy.



Bedroom two

Adjacent to bedroom one is bedroom two, another well-sized room which overlooks the garden. With ample room for cupboard and storage space, it provides another bedroom to relax and unwind in.



The bathroom

The family bathroom is positioned next to the ground floor entrance and offers everything a family requires. It is equipped with a bath, a walk-in shower cubicle, a WC and a washbasin.



Bedroom three

Positioned to the front of the property is bedroom three which is another generously sized double bedroom, currently serving as a children's bedroom.



Bedroom four

Completing the accommodation is bedroom four, a double room with views overlooking the front of the property.



The garden

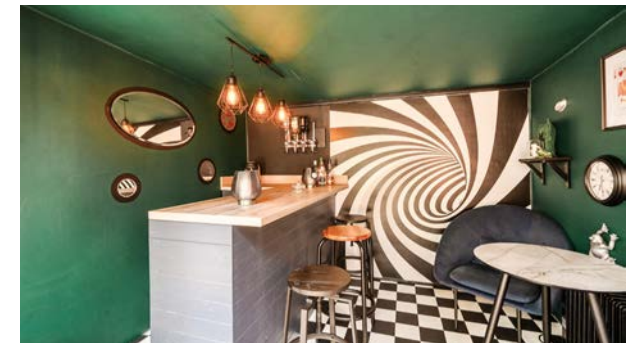
The rear garden wraps around the side of the property, offering both a lawned garden and patio area. Perfect for alfresco dining and entertaining, the garden features various seating areas, enclosed by lattice panel fencing and surrounded by an abundance of foliage, plants and trees. A block-paved pathway leads to a paved area including a water tap and a gate providing access via steps to the driveway and two stores.





The summer house

Completing the outside of this property is the summer house which currently serves as a charming bar area. With lighting and power, this versatile space is ideal for enjoying evenings with family and friends, making it a wonderful addition to the home.



Location

Stourbridge has a mix of historic charm, modern amenities, excellent schools and transport links making it an ideal location for families and professionals.

Nearby renowned schools include Old Swinford Hospital, Greenfield Primary, Gig Mill Primary, Redhill School and Ridgewood High.

Transport links are excellent, with Stourbridge Junction and Town railway stations offering regular services to Birmingham, Worcester and London. The M5 and M42 motorways and a comprehensive bus network ensure easy travel.

Amenities include high street retailers, independent boutiques, a thriving market and a Leisure Centre. Mary Stevens Park offers playgrounds, a café and walking paths, while the nearby Clent Hills and Kinver Edge provide outdoor recreation.

Services

To be confirmed.

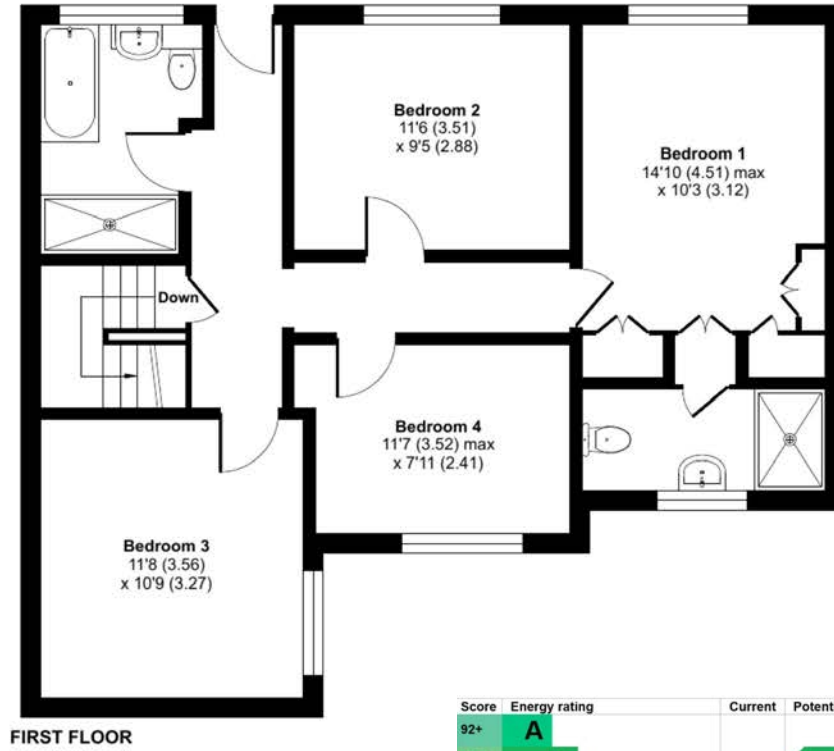
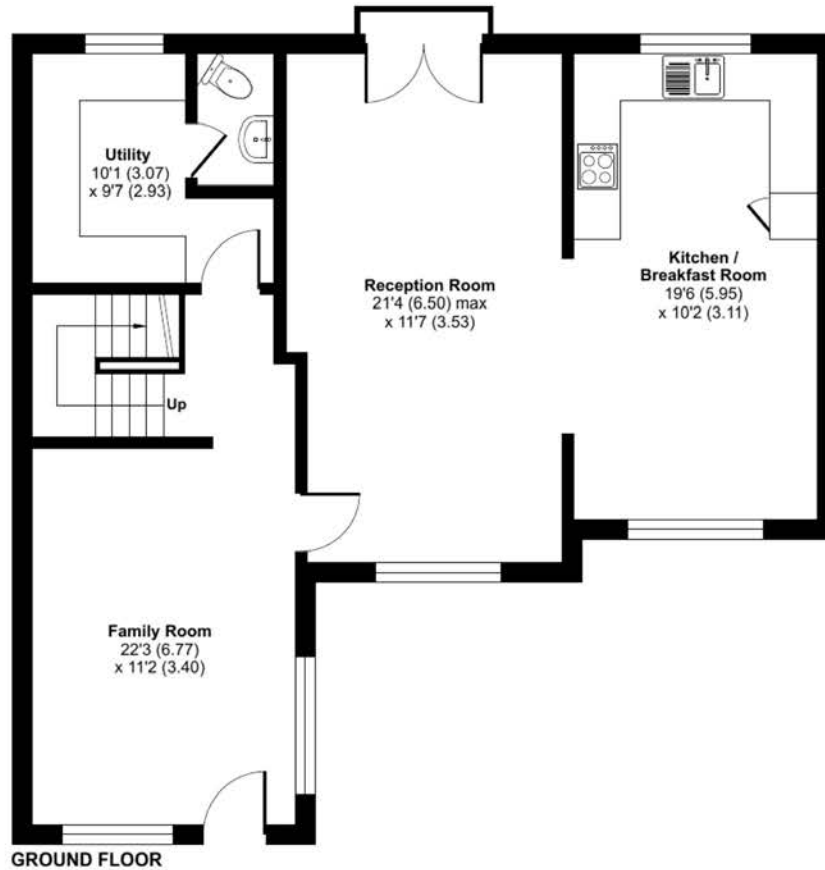
Council Tax - Band C



Halfcot Avenue, Stourbridge, DY9

Approximate Area = 1562 sq ft / 145.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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). © ncthecom 2024. Produced for Andrew Grant. REF: 1164632

Illustration for identification purposed only, measurements are approximate, not to scale.



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