



**Connells**

Tall Trees Drive  
Pedmore Stourbridge



### Property Description

A three bedroom detached bungalow sitting on a generous corner plot that offers a fantastic amount of accommodation inside. Exceptionally maintained and in a sought after location in Pedmore. The property comprises; Porch, reception hall, lounge, dining room,, kitchen, utility room, bathroom and separate W.C. With front side and rear garden, driveway and garage.

### Entrance Porch

Double glazed entrance door with feature glass side panels to the front elevation leads to;

### Entrance Hallway

Wood effect flooring, radiator and glazed panel to the front elevation.

### Lounge

19' 11" x 12' 9" ( 6.07m x 3.89m )  
Double glazed bow window to the front elevation, two double glazed windows to the side elevation, feature fireplace and radiators.

### Dining Room

13' 7" x 9' 10" ( 4.14m x 3.00m )  
Double glazed bow window to the side elevation and radiator.

### Kitchen

16' 2" max narrowing to 9' 11" min x 10' 9" ( 4.93m max narrowing to 3.02m min x 3.28m )  
Double glazed windows and door to the rear and side elevations, a range of wall and base units, with worksurfaces, inset stainless steel sink/drainers and tiled splashbacks, "Bosch" double oven, electric hob and tiled floor.

### Utility Room

9' 10" x 5' 4" ( 3.00m x 1.63m )  
Double glazed window to the rear elevation, base units with worksurface and inset stainless steel sink/drainers and plumbing for washing machine and dishwasher.

### Bedroom One

13' 9" x 12' 10" ( 4.19m x 3.91m )  
Double glazed window to the front elevation and radiator.

### Bedroom Two

9' 11" x 9' 10" ( 3.02m x 3.00m )  
Double glazed window to the rear elevation, fitted wardrobes and radiator.

### Bedroom Three

Double glazed window to the rear elevation and radiator.

### Bathroom

Double glazed window to the side elevation and suite comprising; bath, shower cubicle, wash hand basin, wc, extractor fan and access to loft.

### Wc

Double glazed window to the side elevation and suite comprising; wash hand basin, wc and radiator.

### Driveway

Driveway leading to the garage providing off road parking.

### Garage

16' 7" x 15' 2" ( 5.05m x 4.62m )  
Garage with electric doors, power,lights and double glazed window to the rear elevation.

### Gardens

Front and side gardens with lawn and flower areas and spacious patio area to the rear.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

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Tenure: Freehold



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