



**Pinewoods Avenue, Hagley Stourbridge DY9 0JF**





welcome to

**Pinewoods Avenue, Hagley Stourbridge**

\*\*\*\*NO UPWARD CHAIN\*\*\*\*LINK DETACHED FAMILY HOME\*\*\*\*FOUR BEDROOMS\*\*\*\*TANDEM GARAGE\*\*\*\*WALKING DISTANCE TO THE VILLAGE  
\*\*\*\*SCHOOL CATCHMENT\*\*\*\*VIEWINGS ADVISED\*\*\*\*



## Approach

Block paved driveway, gravelled parking area, borders filled with flowers and shrubs, bin store and step upto entrance porch.

## Entrance Porch

Double glazed window and door to front, wall light, laminate flooring and step upto front door.

## Hallway

Door to front and window to side, ceiling light, plinth heating, coat cupboard with built in storage, wooden block flooring and stairs to first floor accommodation and access to downstairs cloakroom.

## Downstairs Cloakroom

Window to front, ceiling light, low level wc and recessed wash hand basin with pillar taps.

## Study

14' 4" max x 7' 8" max ( 4.37m max x 2.34m max )  
Sliding doors to rear leading to garden, side door to veranda, ceiling and wall lights, electric heating, door to garage and pantry cupboard.

## Lounge

21' 4" max x 12' 3" max ( 6.50m max x 3.73m max )  
Double glazed sliding doors to rear leading to veranda, double doors to dining room and further doors to study and hallway.

## Dining Room

11' 9" max x 12' 3" max ( 3.58m max x 3.73m max )  
Double glazed window to front, ceiling spot lights, plinth air heating, built-in cupboard housing the blow air heating system and double doors to lounge.

## Kitchen

11' 9" max x 8' 6" max ( 3.58m max x 2.59m max )  
Double glazed window to front, ceiling light, range of wall and base units, worktops, sink/drainage with mixer tap, tiled splashback, four ring gas hob, cooker hood, oven and microwave in tall housing unit, space for undersurface fridge/freezer and dishwasher,

extractor fan, serving hatch and storage cupboard housing the hot water tank.

## Veranda

20' 9" max x 6' 11" max ( 6.32m max x 2.11m max )  
Perspex roof and wooden frame, ceiling light, PVC zipper covering and block paved tiling to floor.

## Landing

Double glazed window to side, ceiling light, access to boarded loft via pull down ladder and doors to various rooms.

## Bedroom One

14' 3" max x 10' 2" to front of wardrobes ( 4.34m max x 3.10m to front of wardrobes )  
Double glazed windows to side and rear, fitted wardrobes, plinth air heating and archway to dressing area.

## En-Suite Shower Room

Double glazed window to rear, ceiling light, corner shower with glass doors, heated ladder rail, electric heater, vanity wash hand basin unit with basin, mixer tap, low level w/c and tiled splashback.

## Dressing Area

Double glazed window, fitted wardrobes and door to en-suite shower room.

## Bedroom Two

11' 9" max x 10' 9" max ( 3.58m max x 3.28m max )  
Double glazed window to side, two fitted wardrobes , one with hanging rail and one with shelving, ceiling light and plinth air heating.

## Bedroom Three

10' 7" max x 8' 5" max ( 3.23m max x 2.57m max )  
Double glazed window to front, ceiling light and plinth air heating.

## Bedroom Four

11' 10" max x 7' 6" max ( 3.61m max x 2.29m max )  
Double glazed window to rear, ceiling light and plinth air heating.

## Bathroom

Double glazed window to side, ceiling light, panelled bath with shower over and glass screen, low level wc, pedestal wash hand basin with pillar taps, built in pine cupboard, plinth air heating and full height tiling.

## Rear Garden

Block paved patio, outside tap, outside light, electric power point, greenhouse, glazed summer house, wooden shed, lawned area, raised borders, steps to top gravelled area, mature trees and fencing to boundaries.

## Tandem Garage

31' 2" max x 8' max ( 9.50m max x 2.44m max )  
Up and over door to front, door and window to rear, ceiling light, hot and cold water supply, space for washing machine and tumble dryer , electric power points,

## Agent Note

The Council Tax Band is F.



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## Pinewoods Avenue, Hagley Stourbridge

- NO UPWARD CHAIN
- SPACIOUS LINK DETACHED HOME
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE BATHROOM
- 

Tenure: Freehold EPC Rating: D

offers in excess of

**£495,000**



Please note the marker reflects the postcode not the actual property

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