



**Taylor's**



# Hob Green Road, Pedmore, Stourbridge DY9 9EX

3 1 2





This three-bedroom semi-detached family home, close to schools located in the Pedmore area, offers excellent potential for those looking to put their own stamp on the property. While the house does require some updating, it provides a fantastic opportunity for those looking to create a home to suit their personal taste.

On the ground floor, you'll find a front reception room, providing a comfortable space for relaxing or entertaining, kitchen opening into a living/dining area, creating a great environment for family meals or gatherings. A conservatory at the rear adds to the living space, offering a bright and airy spot to enjoy the garden. The rear lobby, with a utility room off, adds useful storage and practical space. Upstairs, the property offers three well-proportioned bedrooms, a bathroom and separate WC. Externally, the property benefits from driveway parking to the front and a well maintained rear garden. With no upward chain, this property provides a smooth path to ownership.

While this home is in need of some updating, it offers great potential and a chance to create a property that suits your style. Don't miss out on this opportunity – arrange a viewing today. Our vendors will consider any reasonable offers made.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B. EPC C.

**Entrance Porch** - 1.75m x 1.02m (5'9" x 3'4")

**Hallway** - 2.67m x 1.88m (8'9" x 6'2") At widest points

**Living Room** - 4.19m x 3.23m (13'9" x 10'7") At widest points

**Kitchen/Breakfast Room** - 5.28m x 3.53m (17'4" x 11'7")

At widest points

**Conservatory** - 2.18m x 2.03m (7'2" x 6'8")

**Utility** - 1.65m x 1.14m (5'5" x 3'9")

**Rear Lobby** - 1.14m x 0.94m (3'9" x 3'1")

**First Floor Landing** - 3.45m x 1.14m (11'4" x 3'9")

At widest points

**Bathroom** - 1.63m x 1.4m (5'4" x 4'7")

**Separate WC** - 1.65m x 0.71m (5'5" x 2'4")

**Bedroom One** - 3.66m x 3.28m (12'0" x 10'9")

At widest points

**Bedroom Two** - 3.84m x 3.58m (12'7" x 11'9")

At widest points

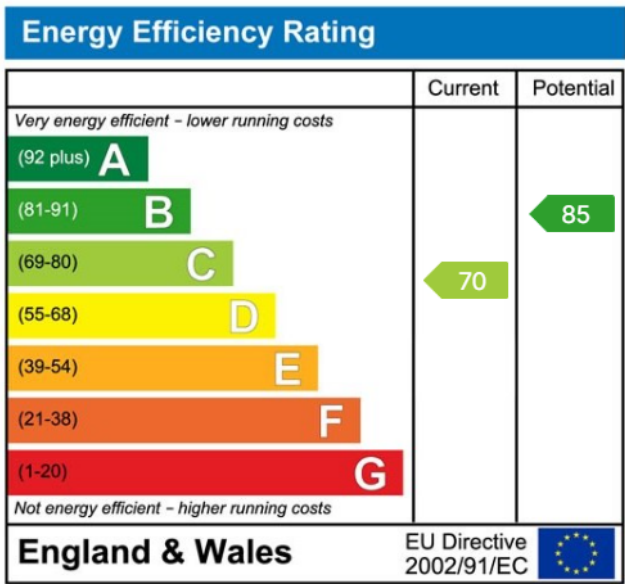
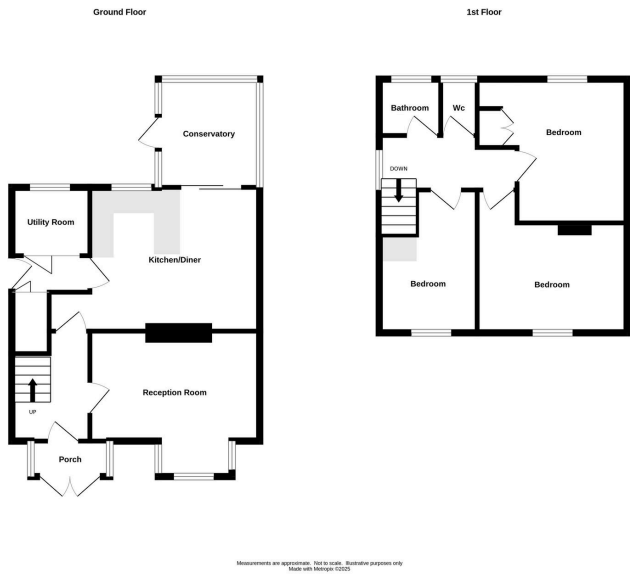
**Bedroom Three** - 3.25m x 2.46m (10'8" x 8'1")

At widest points





- WELL MAINTAINED REAR GARDEN
- DRIVEWAY PARKING
- THREE WELL PROPORTIONED BEDROOMS
- CLOSE TO LOCAL SCHOOLS
- OUR VENDORS WILL CONSIDER ANY REASONABLE OFFERS MADE
- NO UPWARD CHAIN



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