



**Taylor's**

St Peters Road, Pedmore, Stourbridge, DY9 0TX

3 1 2



Favourably positioned behind a highly attractive lawned crescent, this most appealing three semi detached family home enjoys a particularly pleasant and established setting. Ideally located for a range of local amenities, including highly regarded schools, the property also benefits from excellent transport links, making it a superb choice for the modern family.

The well planned accommodation is arranged over two floors and benefits from gas central heating and double glazing. In brief, the ground floor comprises a welcoming porch leading into a spacious reception hall, a bright and comfortable sitting room, and a separate dining room ideal for family meals and entertaining. The conservatory provides an additional versatile living space with views over the rear garden, while the kitchen offers a practical layout.

To the first floor, there are three well proportioned bedrooms, providing ample space for family living. The accommodation is completed by a refitted modern family bathroom, finished to a contemporary standard, offering a fresh and stylish suite.

Externally, the property continues to impress with a neat fore garden and a driveway providing off road parking leading to a garage. To the rear, there is a naturally secluded and private garden.

Tenure: Freehold. Construction: Standard. Yearly chance of flooding between 2040 and 2060, 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 C. EPC D

#### **Porch**

**Entrance Hall** - 4.6m x 0.79m (15'1" x 2'7") At widest points

**Kitchen** - 4.27m x 2.06m (14'0" x 6'9")

**Conservatory** - 3.45m x 3.2m (11'4" x 10'6")

**Living Room** - 3.89m x 3.48m (12'9" x 11'5") At widest points

**Dining Room** - 3.76m x 3.45m (12'4" x 11'4")

**First Floor Landing** - 2.01m x 1.7m (6'7" x 5'7") At widest points

**Bedroom One** - 4.62m x 3.35m (15'2" x 11'0")

Fitted wardrobes

**Bedroom Two** - 3.48m x 3.28m (11'5" x 10'9") At widest points

**Bedroom Three** - 2.67m x 2.57m (8'9" x 8'5") At widest points

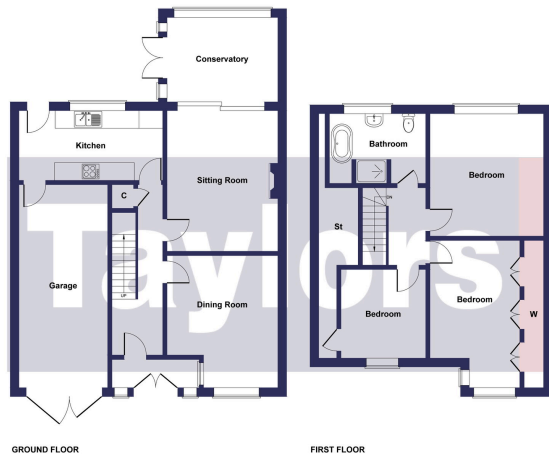
**Bathroom** - 2.87m x 2.16m (9'5" x 7'1")

**Garage**

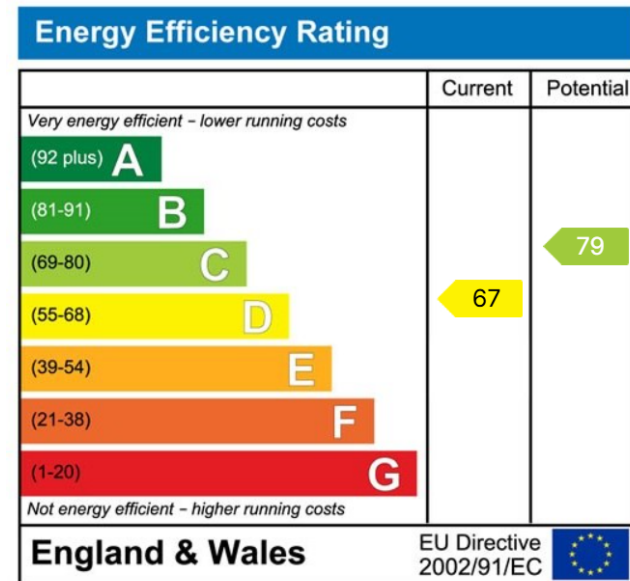




- THREE BEDROOM SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- LOVELY SETTING
- BEAUTIFUL REAR GARDEN
- SET BEHIND A LAWNED CRESCENT
- POPULAR ADDRESS



FOR GUIDE PURPOSES ONLY:  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.