



Taylors

Ryecroft, Pedmore, Stourbridge, West Midlands, DY9 9EH

5 1 1



The property is approached via a generous driveway providing ample off-road parking. A welcoming porch leads into a spacious entrance hall with useful storage cupboard.

To the front of the property is a large living room, offering an abundance of natural light and ample space for a dining area if desired. The well-proportioned kitchen is positioned at the rear and provides direct access to the rear garden, as well as an internal door through to the garage, which benefits from a guest WC.

To the first floor, the landing gives access to five bedrooms, offering excellent flexibility for family living. The family bathroom is fitted with both a bath and a separate shower.

Externally, the property enjoys a rear garden with a patio area and lawn beyond, ideal for outdoor entertaining and family use.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band F. EPC D.

Porch - 2.51m x 0.51m (8'3" x 1'8") At widest points

Entrance Hall - 4.39m x 1.75m (14'5" x 5'9") At widest points

Living Room - 8.23m x 3.58m (27'0" x 11'9") At widest points

Kitchen - 4.8m x 2.9m (15'9" x 9'6")

Guest WC - 1.3m x 1.27m (4'3" x 4'2")

First Floor Landing - 3.23m x 1.55m (10'7" x 5'1") At widest points

Bedroom One - 4.01m x 3.61m (13'2" x 11'10")

Bedroom Two - 3.35m x 3.28m (11'0" x 10'9")

Bedroom Three - 3.99m x 2.36m (13'1" x 7'9")

Bedroom Four - 2.97m x 2.44m (9'9" x 8'0")

Bedroom Five - 3.1m x 2.06m (10'2" x 6'9")

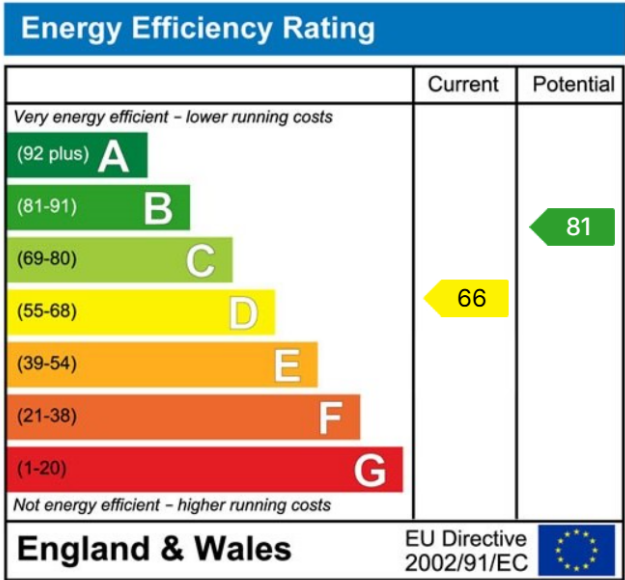
Family Bathroom - 2.57m x 2.03m (8'5" x 6'8")

Garage - 5.31m x 2.44m (17'5" x 8'0")





- DETACHED PROPERTY IN PEDMORE
- FIVE BEDROOMS
- AMPLE OFF ROAD PARKING
- FLEXIBLE FAMILY LIVING
- LARGE LIVING ROOM WITH SPACE FOR DINING TABLE
- FAMILY BATHROOM WITH SHOWER AND BATH



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.