

11 Lychgate Avenue, Pedmore, Stourbridge, DY9 0TS

Offers In The Region Of £450,000







WALTON & HIPKISS

11 Lychgate Avenue
Pedmore
Stourbridge
DY9 0TS

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Reception Hall
This inviting reception hall welcomes you with its bright, airy feel and traditional wooden staircase leading to the first floor. The hall connects effortlessly to the kitchen and the family lounge, setting the tone for the rest of the home.

Family Lounge
20'00" x 11'11" (max)
The family lounge is a spacious and extended with a bay window that provides beautiful views and easy access to the garden, filling the room with natural light. A distinctive copper fireplace creates a warm focal point. The room's layout allows for a smooth flow into the adjoining dining room through glazed double doors.

Dining Room
12'06" x 11'11" (max)
The dining room is comfortably sized with a bay window that overlooks the front garden, allowing plenty of daylight to fill the space. The room features a classic stone fireplace which adds character and warmth, making it a perfect spot for family meals or entertaining guests.

Kitchen and Breakfast Room
The kitchen boasts a traditional design with cabinetry and a window above the sink that overlooks the rear garden, ensuring the room is bright and welcoming. The kitchen is connected to a breakfast room through an archway, which features ample space for a dining table and seating, making it an ideal area for casual meals. Both rooms benefit from natural light and a practical layout that supports family dining.

Landing
The landing is a bright and well-proportioned space at the top of the stairs. It connects all three bedrooms and the bathroom, offering a practical and comfortable transition space.

Bedroom 1
12'07" x 12'00" (max)
The main bedroom is a spacious double room with a large window overlooking the front of the property, creating a bright and airy atmosphere.

Bedroom 2
11'11" x 11'01" (max)
Bedroom 2 also offers a comfortable double space with a window allowing natural light to flood in.

Bedroom 3
10'00" x 9'11" (max)
Bedroom 3 is a cosy room with a large window to the front,. The size makes it versatile for use as a bedroom, study, or guest room.

Bathroom
9'10" x 7'11" (max)
The bathroom is a generously sized room fitted with a bath, separate shower cubicle, wash basin, toilet, and bidet. It has frosted windows that ensure privacy while allowing in natural light, with neutral tiling and carpeting that provide a practical and comfortable space.

Rear Garden
The rear garden is a beautifully maintained space featuring a paved patio area perfect for outdoor seating and entertaining. Beyond the patio lies a lush lawn bordered by mature shrubs and trees, offering privacy and a tranquil atmosphere. This garden is ideal for outdoor enjoyment and relaxing in a private setting.







Front Exterior

The front exterior features a traditional brick facade with a large driveway providing ample parking space alongside a well-kept lawn and shrubbery. The attached garage complements the frontage, while the double entrance doors invite you into the home.

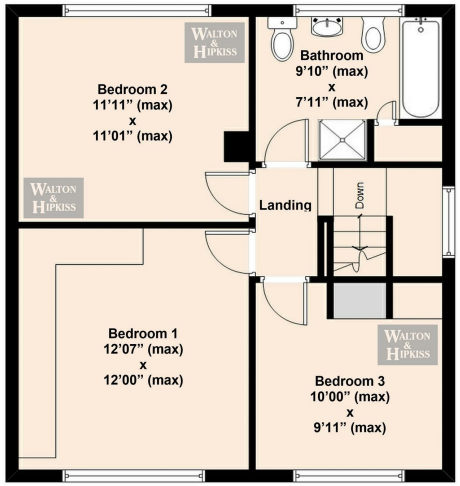
Garage

15'11" x 7'11" (max)
The garage provides generous space for a car and additional storage. It is accessed via an inner hallway that connects it to the kitchen area, making it highly practical for everyday use.

Anti-Money Laundering Regulations

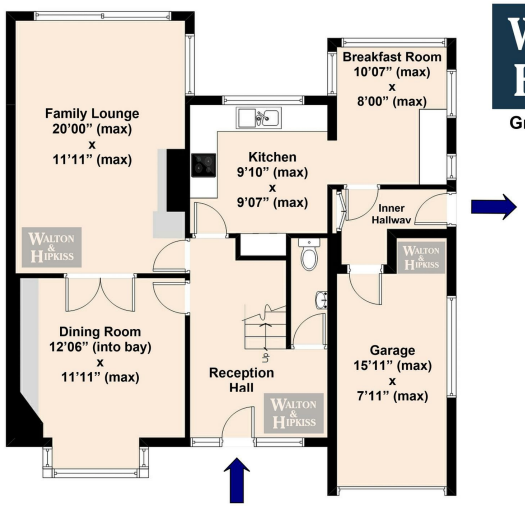
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf. Once an offer has been accepted (subject to contract),
Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically. A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.
Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction. Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.

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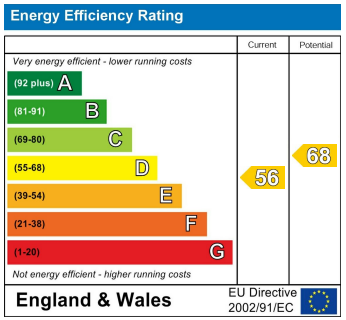
First Floor

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Ground Floor

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: D
Council Tax Band: E

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