



Cobham Road, Pedmore, Stourbridge, DY8 2PD



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EXCLUSIVE

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Summary...

A fantastic example of a deceptively spacious and extended four bedroom detached family home which must be viewed to appreciate the versatile and generous living space on offer. Boasting a premium Pedmore address within a stones throw from Stourbridge Golf Club; the property's well placed to reputable public and private schooling, Stourbridge Junction, Oldswinford High Street and briefly comprises porch and welcoming entrance hall, stunning open plan kitchen diner complete with Quartz worksurfaces, centre island, lantern windows and bi-folding doors creating the perfect sociable back-drop, generous-size lounge with feature log burning stove and bay window, separate snug, large multi-purpose home office with utility and downstairs WC adding an essential sense of practicality. Continuing upstairs leads to four well proportioned bedrooms including master bedroom with en suite with fitted wardrobes and dressing table and sizable family bathroom with separate shower. Completing the property is a large integral garage with electric roller shutter door and block paved driveway. The rear garden is thoughtfully laid-out with patio seating, shaped manicured lawn and mature shrub borders with log store, garden shed and gated side access. Additional benefits include solar panels with high-powered batteries proving a great long-term investment and electric underfloor heating where specified. This property is a perfect 'all-rounder' and ideal fit for large and mixed families with flexible living spaces and the ability to entertain.



Front of The Property

To the front of the property there is a block paved driveway, mature shrub borders, electric up and over door leading to garage, double glazed door leading to porch, outside light and gated side access to rear garden.

Porch

With a double glazed door leading from the front of the property, door and window to entrance hall, wall light, tiled floor and double glazed windows to front and side.

Entrance Hall

With a door leading from porch, stairs to first floor landing with under stairs storage cupboard, doors to various rooms, wall lights, engineered oak flooring and a central heating radiator.

Kitchen Diner

22'3" x 17'4" max

With doors leading from entrance hall and utility, fitted with a range of high quality matching wall and base units, Quartz worksurfaces with matching upstands, one and a half sink with drainer grooves and hose tap attachment, integrated full-length fridge and separate freezer, large walk-in corner larder cupboard, eye-level combi oven, grill and microwave and further self-cleaning oven, separate induction hob with cooker hood over, centre island with breakfast bar, wine cooler and rack, pull-out pan drawers, dishwasher, pull-out waste bin, space for dining table, recessed spotlights, underfloor heated Karndean flooring, two large lanterns, double glazed window and bi-folding doors leading to rear garden and a vertical column central heating radiator.

Lounge

22'3" x 12'9" max

With doors leading from entrance hall and kitchen diner, comfortable space for seating, feature fire place with exposed brick, decorative mantle, stone hearth and log burning stove, wall lights, double glazed window to side, further double glazed bay window and door to rear garden and a central heating radiator.

Snug

12'9" x 10'9"

With a door leading from entrance hall, space for seating, feature floating inset gas fire, wall lights, engineered oak flooring, double glazed window to front and a central heating radiator.

Home Office

16'4" x 7'2"

With a door leading from entrance hall, space for home working, recessed spotlights, engineered oak flooring, double glazed window to front and a central heating radiator.

Utility

With doors leading from kitchen diner and garage, wall unit, Quartz worksurfaces with matching upstands, plumbing for washing machine, space for tumble dryer, storage cupboard, recessed spotlights, Karndean flooring, double glazed door to side and a central heating radiator.

WC

With a door leading from entrance hall, WC, wash hand basin, tiled floor and walls, recessed spotlights, extractor and a central heating radiator.

Landing

With stairs leading from entrance hall, doors to various rooms, loft access with pull-down ladders and a central heating radiator.

Master Bedroom

15'8" x 11'9"

With doors leading from landing and en suite, fitted wardrobes, drawers, dressing and bedside tables, recessed spotlights, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from master bedroom, large double walk-in shower, waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled underfloor heating, tiled walls, shaver point, recessed spotlights, extractor, double glazed window to front and a chrome central heating towel rail.

Bedroom Two

12'9" x 10'9"

With a door leading from landing, double glazed window to front and a central heating radiator.

Bedroom Three

10'9" x 10'5"

With a door leading from landing, fitted wardrobes and cupboards, double glazed window to rear and a central heating radiator.

Bedroom Four

9'10" x 7'10"

With a door leading from landing, double glazed window to rear and a central heating radiator.

Family Bathroom

With a door leading from landing, large bath with tiled surround, WC, wash hand basin set into vanity unit, tiled splashback, shower cubicle, Karndean-style flooring, recessed spotlights, extractor, double glazed windows to front and column central heated towel rail and radiator.

Garage

16'0" x 7'10" max

With a door leading from utility, useful storage space, base units with worksurfaces over, stainless steel sink and drainer, electric up and over door leading to the front of the property, laminate floor and double glazed window to side.

Garden

With double glazed bi-folding doors leading from kitchen diner and further double glazed door from lounge to a patio seating area, curved dwarf walls with steps leading down to well maintained shaped lawn, mature shrub borders and trees, pond, decked seating area, outside lighting and tap, log store and gated side access leading to the front of the property.



GROUND FLOOR

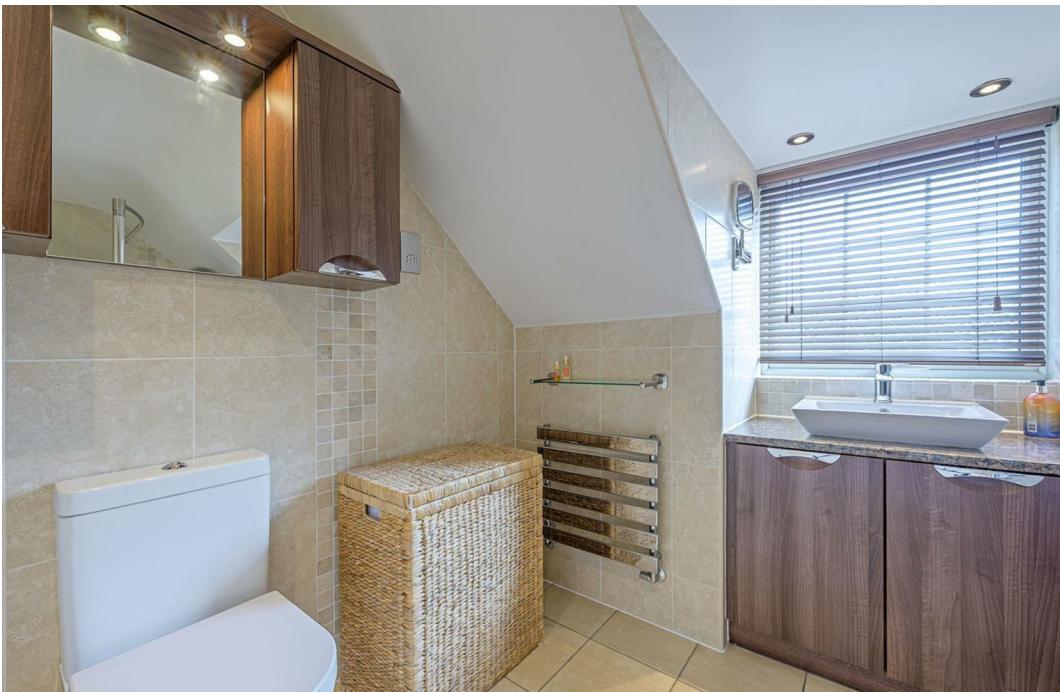


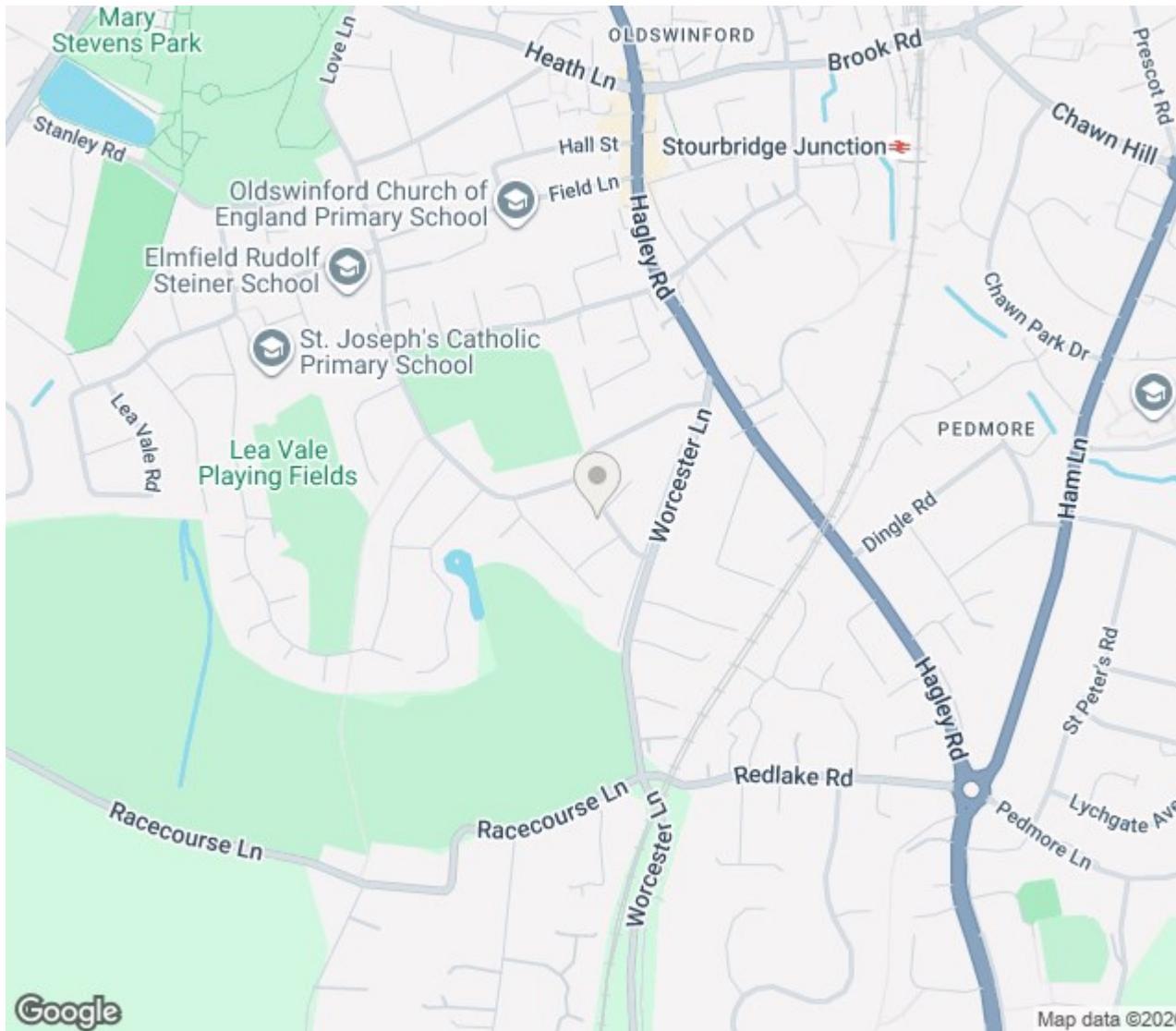
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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