



Sandhurst Avenue, Pedmore, Stourbridge, DY9 0XQ

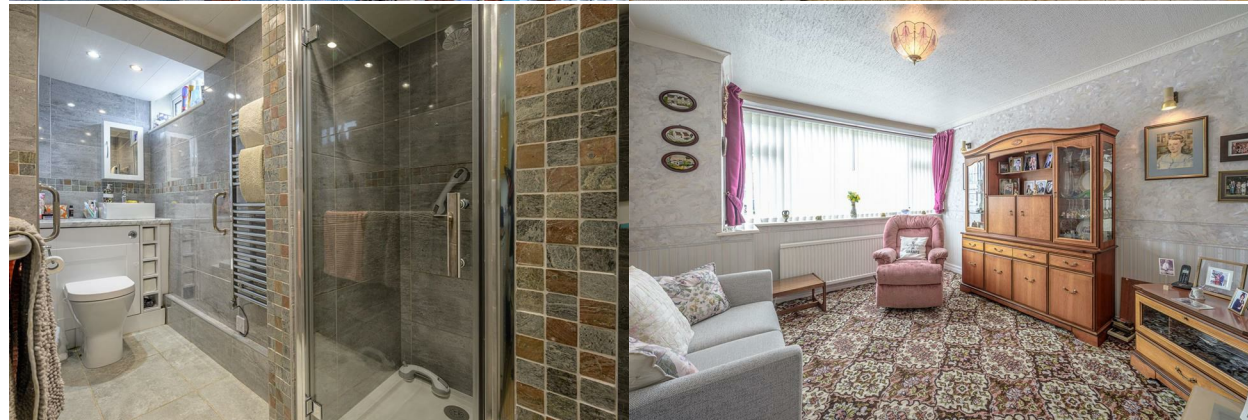
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# Sandhurst Avenue, Pedmore, Stourbridge, DY9 0XQ

## Summary...

A brilliant opportunity to acquire this deceptively spacious and largely extended three bedroom Mucklow semi detached home. Offering flexible and versatile living accommodation ideal for large and mixed families and located on a unique and substantial-size plot; the property in brief comprises of porch and welcoming entrance hall, dining room with bay window, separate spacious lounge with patio doors to garden, well equipped kitchen breakfast room and downstairs shower room completing the ground floor. Continuing upstairs leading off a gallery-style landing showcases three double bedrooms and five-piece bathroom suite. The rear garden is child friendly, mature and offers a private aspect with gated side access leading to a block paved driveway. Additional benefits include being located close to Stevens Park, local shops, reputable schools and Stourbridge Junction. This property has an abundance of potential and must be viewed to appreciate what's on offer.



### Front of the Property

To the front of the property there is a block paved driveway, lawn to side with planted borders, doors leading to garage, gated side access to rear garden and double glazed door leading to porch.

### Porch

With a double glazed door leading from the front of the property, wall lights, double glazed window to side and further double glazed door leading to entrance hall.

### Entrance Hall

13'5" x 5'6"

With a double glazed door leading from porch, stairs to first floor landing, doors to various rooms, storage cupboard and a central heating radiator.

### Dining Room

12'9" x 11'1"

With a door leading from entrance hall, space for dining table, wall lights, double glazed window to front and a central heating radiator.

### Lounge

16'8" x 11'1" max

With a door leading from entrance hall, space for seating, feature fireplace with electric fire, wall lights, double glazed patio doors to rear and a central heating radiator.

### Kitchen

14'1" x 9'6"

With doors leading from entrance hall, shower room and open to breakfast room, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half bowl sink and drainer, integrated oven, gas hob, space for fridge freezer and dishwasher, plumbing for washing machine, tiled floor, double glazed window to rear and a central heating radiator.

### Breakfast Room

9'10" x 9'10"

Open from kitchen, space for seating and breakfast table, double glazed windows to side and rear, further double glazed door rear and a central heating radiator.

### Shower Room

With doors leading from kitchen and garage, shower cubicle, WC and wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights, double glazed window to side and a chrome central heating towel rail.

### Landing

With stairs leading from entrance hall, doors to various rooms, loft hatch, double glazed window to rear and a central heating radiator.

### Bedroom One

13'5" x 11'1" max

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

### Bedroom Two

10'9" x 10'5"

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

### Bedroom Three

13'5" x 13'9" max

With a door leading from landing, fitted wardrobes, double glazed windows to front and side and a central heating radiator.

### Bathroom

With a door leading from landing, bath, separate shower cubicle, bidet, WC, wash hand basin set into vanity unit, part tiled walls, double glazed windows to rear and side and a chrome central heated towel rail.

### Garage

18'0" x 7'2"

With doors leading from the front of the property, wall mounted central heating boiler, power and lighting and door to shower room.

### Garden

With double glazed doors leading from lounge and breakfast room, patio seating, well maintained lawn, mature shrubs and trees, outside tap, large garden shed and gated side access leading to the front of the property.



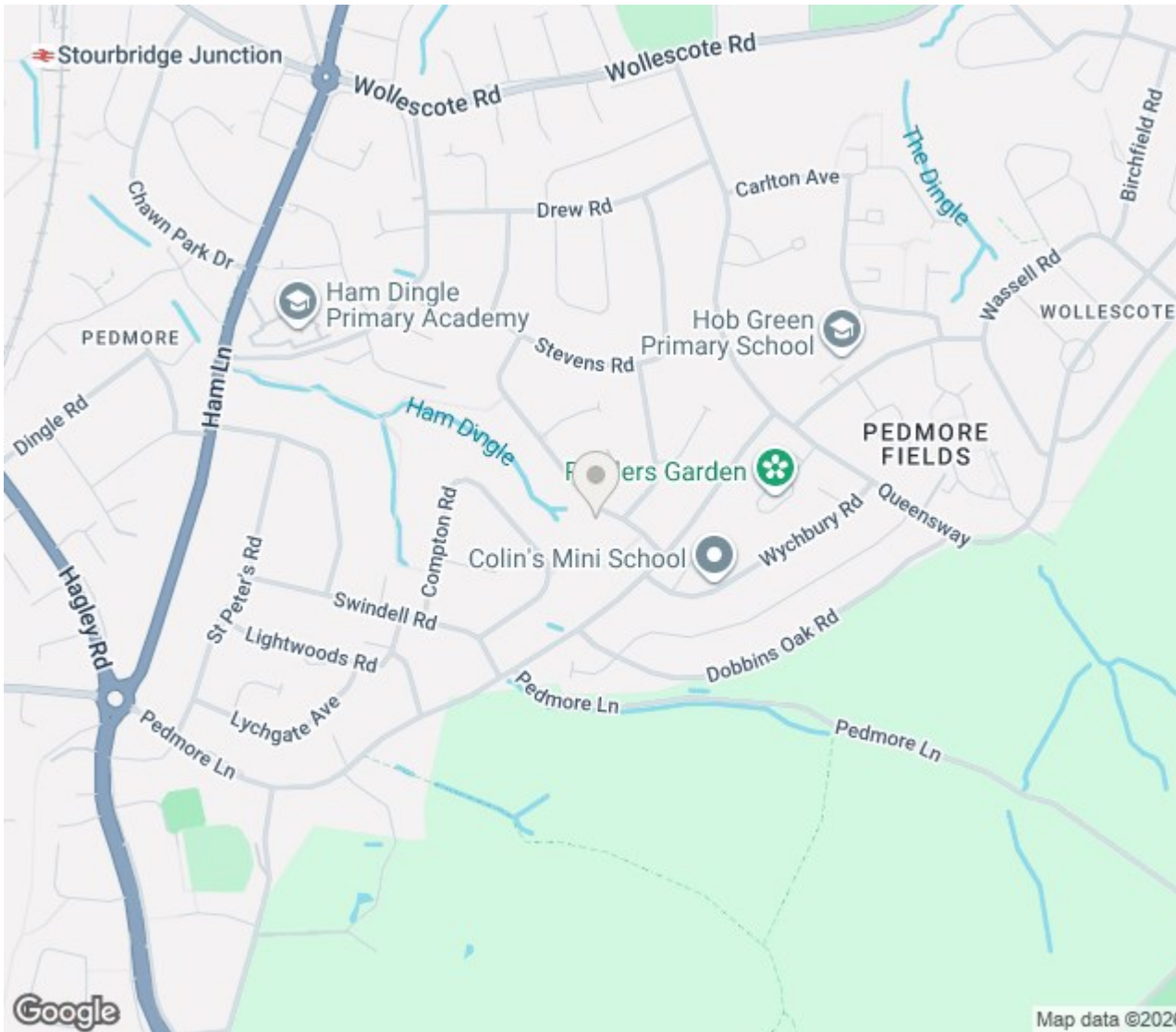
GROUND FLOOR



1ST FLOOR







# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

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.

**11a St Johns Road, Stourbridge, DY8 1EJ | 01384 443331 | stourbridge@hunters.com**







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.