



Pedmore Lane, Stourbridge DY9 0SL

welcome to

Pedmore Lane, Stourbridge

A very well presented three bedroom detached in the highly sought after residential area of Pedmore. The family home enjoys a prime position on Pedmore Lane with easy access to nearby amenities such as local shops, parks, well regarded schools and nearby railway links.

Agent Note

Council Tax Band is D. Please note measurements have been taken by an external company and should only be used as a guide.

Open Canopy Porch

Open canopy porch.

Hallway

Obscure double glazed door to front. Central heating radiator and access to storage cupboard.

Dining Room

Double glazed window to front and central heating radiator,

Kitchen

Double glazed window to rear and single glazed window and door to side. A range of wall and base units with sink and drainer. Integrated oven, microwave and dishwasher. Electric hob with extractor hood over. Space for free standing appliances (fridge-freezer) and central heating radiator.

Utility

Double glazed window to side and rear. Obscure double glazed door to rear and double glazed sky light to side. Base units with space for free standing appliances (washing machine & tumble drier).

Guest Wc

Obscure double glazed window to front and double glazed sky light to side. Toilet and hand wash basin with vanity unit. Tiles to splash prone areas, access to boiler and central heating radiator.

Lounge

Double glazed door and window to rear. Central

heating radiator and electric fire.

Conservatory

Double glazed door to side. Double glazed windows to side and rear.

Landing

Double glazed window to side. Access to loft and storage cupboard.

Bedroom One

Double glazed window to rear. Central heating radiator and built-in-wardrobe.

Bedroom Two

Double glazed window to front. Central heating radiator and ceiling fan.

Bedroom Three

Double glazed window to rear and central heating radiator.

Shower Room

Obscure double glazed window to rear. Hand wash basin with vanity unit and wall mounted mirror. Walk in shower with screen, floor to ceiling tiles and heated towel rail.

Wc

Obscure double glazed window to side. Comfort height toilet and floor to ceiling tiles.

Front Garden

Wall with flower beds and laid lawn. Steps arising to path to approach entrance.

Rear Garden

Patio area with laid lawn, wall and flower beds surrounding. Space for greenhouse and



summerhouse. Side gate access.

Garage

Obscure single glazed window and door to rear. Up-and-over door to front and space for free standing appliances (fridge-freezer).

Parking

Off road parking.



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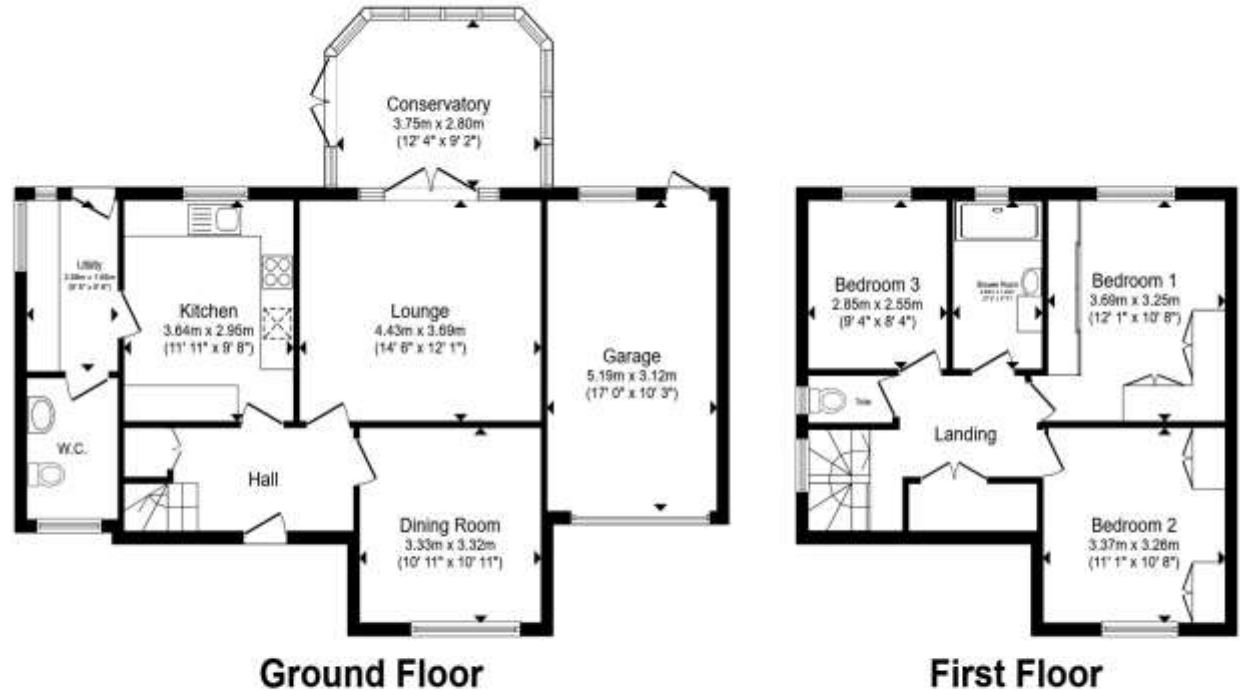
- THREE BEDROOM DETACHED IN THE SOUGHT AFTER AREA OF PEDMORE
- TWO RECEPTION ROOMS AND A CONSERVATORY
- KITCHEN
- SEPARATE UTILITY AND GUEST WC
- SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£415,000



Total floor area 131.7 m² (1,418 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HAG106227 - 0011

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