



Wollescote Road, Pedmore, Stourbridge, DY9 7JS



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**HUNTERS**  
EXCLUSIVE



## Wollescote Road, Pedmore, Stourbridge, DY9 7JS

*Located in this private and secluded position set back off the road is this deceptively spacious three bedroom detached dormer bungalow with flexible and versatile living arrangements. Benefitting from a generous-size driveway, detached double garage and additional parking, the property in brief comprises of entrance porch, welcoming kitchen breakfast room complete with centre island and large butlers cupboard, grand reception hall providing access into inviting lounge with log burning stove and feature beams, separate sitting and dining room, bright and airy conservatory, downstairs bedroom and shower room. Continuing upstairs leads to two good-size bedrooms, one with clawfoot free standing bath and wash hand basin with separate WC. The rear garden is beautifully mature and partly walled with summer and greenhouses, garden pond and gated side access. Additional benefits include having energy efficient solar panels, well placed to Oldswinford, Stourbridge Junction and Stevens Park with viewings highly recommended to appreciate what's on offer.*



### Front Of The Property

Accessed off a private drive with double wrought iron gates, mature shrub foregarden, detached double garage with up and over door, secluded secret garden beyond, two large sheds and log store, outdoor lighting, additional gravelled parking, gated side access leading to rear garden and featured stained glass door leading to porch.

### Porch

With a stained glass door leading from the front of the property, storage cupboard, tiled floor, wall light, windows to side and rear and double glazed door leading to kitchen breakfast room.

### Kitchen Breakfast Room

11'5" x 13'5"

With a double glazed door leading from porch, fitted with a range of matching wall and base units, work surfaces over with tiled splashback, stainless steel sink and drainer, space for Rangemaster-style cooker, with cooker hood over, space for fridge freezer, dishwasher, plumbing for washing machine, centre island breakfast bar, floor to ceiling butler's pantry cupboard, decorative beams, wall mounted central heating boiler, tiled floor, double glazed windows to front and side and a central heating radiator.

### Reception Hall

16'4" x 14'5" max

With doors to various rooms, stairs to first floor landing, wall lights, double glazed door and windows to conservatory and a central heating radiator.

### Lounge

18'0" x 13'9"

With a door leading from reception hall, comfortable space for seating, feature fireplace with log burning stove and tiled hearth, decorative beams, picture rail, wall lights, double glazed windows to side and rear and two central heating radiators.

### Sitting Room

11'9" x 11'9"

With a door leading from reception hall, space for seating, feature fire place with space for electric fire, double glazed windows to side and rear and a central heating radiator.

### Dining Room

9'10" x 11'1"

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

### Conservatory

14'1" x 10'9"

With a double glazed door leading from reception hall, space for seating, tiled floor, wall lights, windows and doors to rear and two central heating radiator.

### Bedroom One

15'5" x 10'2"

With a door leading from reception hall, double glazed windows to front and side and a central heating radiator.

### Shower Room

With a door leading from reception hall, double shower, high-level flush WC, wash hand basin, part tiled walls, double glazed window to front and a central heated towel rail.

### Landing

With stairs leading from reception hall and doors to various rooms.

### Bedroom Two

18'0" x 7'6"

With a door leading from landing, clawfoot freestanding bath with shower attachment, wash hand basin, eaves storage, double glazed windows to front, chrome central heated towel rail and central heating radiator.

### Bedroom Three

18'0" x 8'6"

With a door leading from landing, eaves storage, double glazed windows to front and rear and a central heating radiator.

### WC

With a door from landing, WC, wash hand basin, double glazed window to front and a chrome heated towel rail.

### Garden

With access from the conservatory to decked and patio seating, well maintained lawn, shrub borders, decorative chipping stones, garden pond greenhouse, green house, separate summerhouse and gated side access leading to the front of the property.



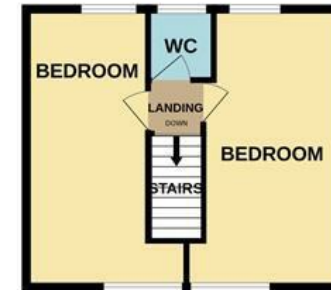




GROUND FLOOR



1ST FLOOR

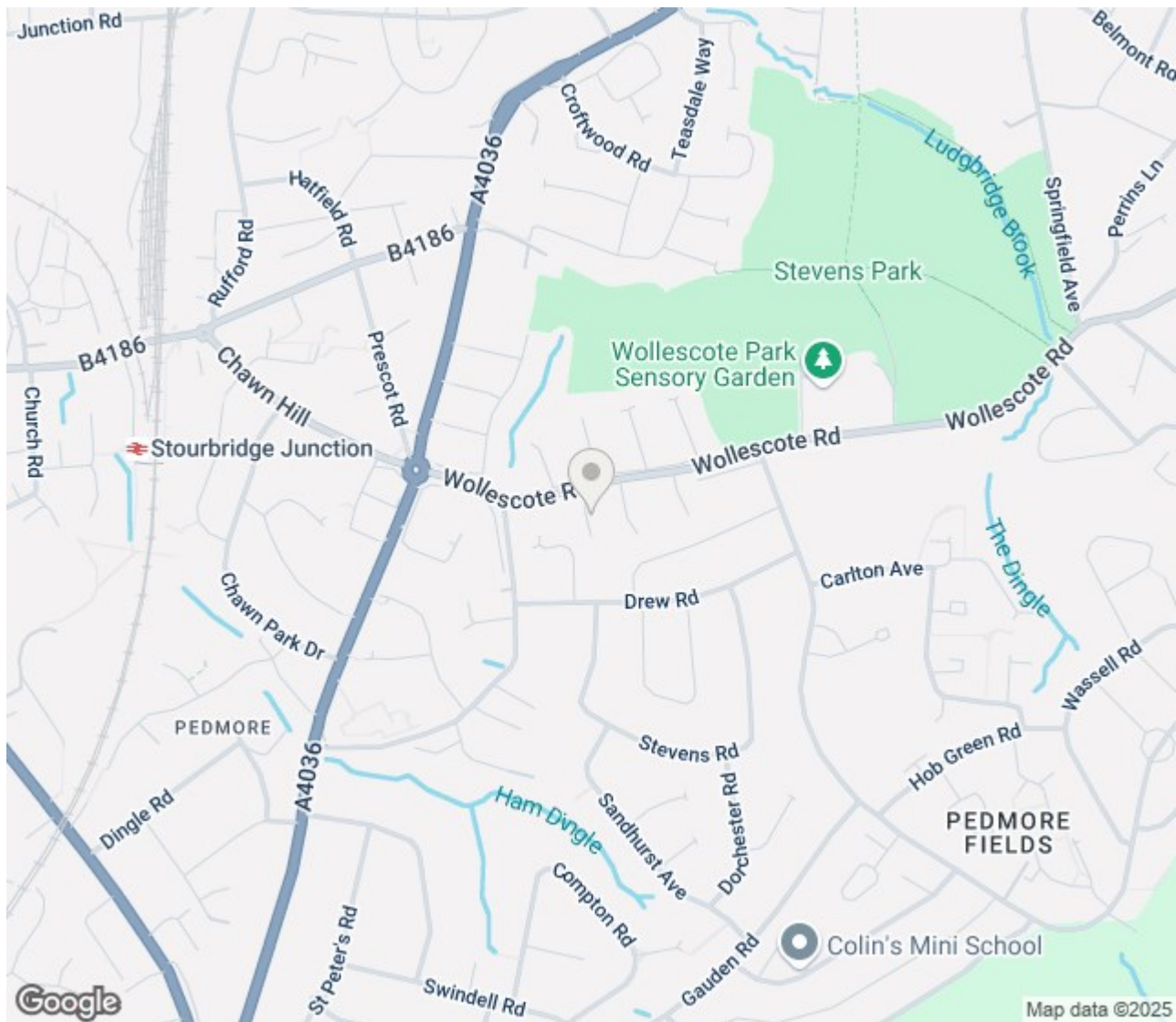


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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.

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