

# HUNTERS®

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## Drew Crescent

Pedmore, Stourbridge, DY9 0UX





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Offers In The Region Of £370,000



## Front of The Property

To the front of the property there is a large tarmac driveway with well maintained lawn to side, storm porch, outside lighting and gated side access leading to rear garden.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms and a central heating radiator.

## Sitting Room

13'1" x 11'1" max (4 x 3.4 max )

With a door leading from entrance hall, space for seating, inset floating gas fire, double glazed bay window to front and a central heating radiator.

## Dining Room

10'9" x 11'1" (3.3 x 3.4 )

With a door leading from entrance hall, space for dining table, double glazed french doors leading to rear garden and a central heating radiator.

## Kitchen

13'1" x 6'10" (4 x 2.1 )

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with matching upstands, stainless steel sink and drainer, integrated oven, separate electric hob, stainless steel cooker hood over, integrated fridge freezer, space for dishwasher, plumbing for washing machine, recessed spotlights and double glazed window and door leading to rear garden.

## WC

With a door leading from entrance hall, WC, wash hand basin set into vanity unit and tiled splashback.

## Landing

With stairs leading from entrance hall complete with glass balustrade and doors to various rooms.

## Bedroom One

13'5" x 11'9" max (4.1 x 3.6 max )

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

### Bedroom Two

11'9" x 10'9" (3.6 x 3.3 )

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

### Bedroom Three

14'5" x 11'9" max restricted head room (4.4 x 3.6 max restricted head room)

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

### Bathroom

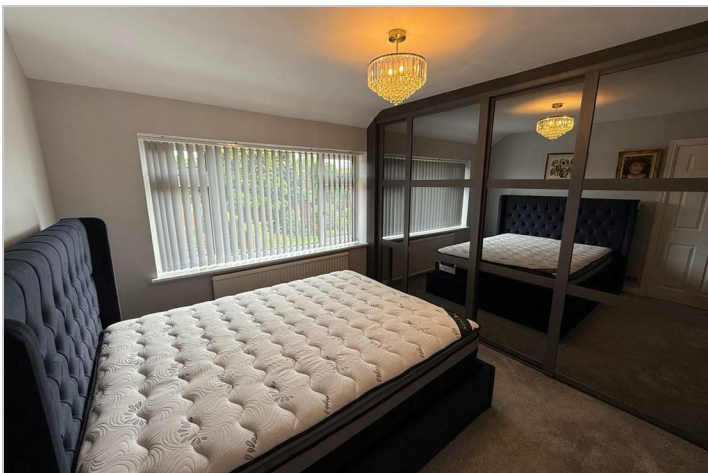
With a door leading from landing, large free standing bath, separate shower cubicle with waterfall shower head and separate shower attachment, WC and wash hand basin set into vanity unit, part tiled walls and tiled floor, strip lighting, double glazed window to rear and a central heated towel rail.

### Garage

With doors leading from the front of the property, useful storage space, light and power.

### Garden

With a double glazed door leading from kitchen to a patio seating area, steps leading to raised lawn, chipping stones, decorative slate, mature shrubs, shed, outside light and gated side access leading to the front of the property.



Road Map



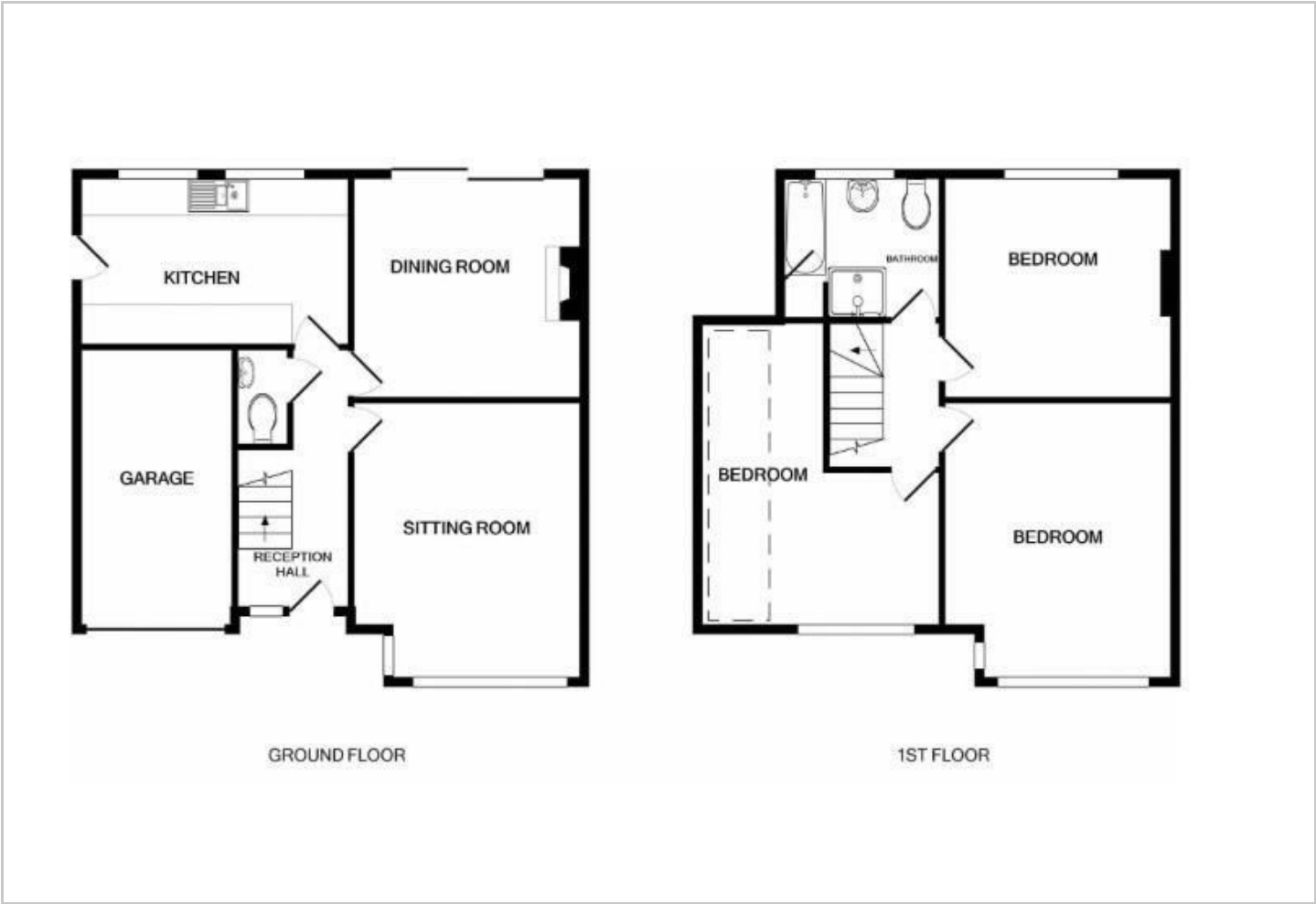
Hybrid Map



Terrain Map



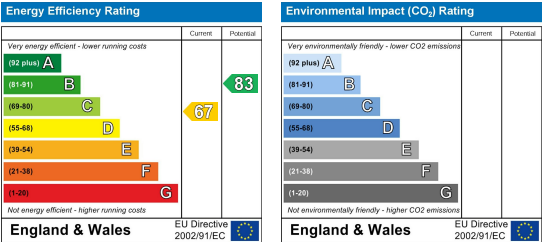
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.