



Mountain Ash Drive, Pedmore, Stourbridge, DY9 0YR



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Mountain Ash Drive, Pedmore, Stourbridge, DY9 0YR

## DESCRIPTION

Presenting an exceptional opportunity to acquire this magnificent example of a detached double fronted family home in this well established address in Pedmore. Occupying a generous-size corner plot at the head of this sought after cul de sac; the property offers a private and naturally elevated position with manicured gardens, large driveway providing ample off road parking and detached double garage. To give prospective buyers an insight, the property in brief comprises of welcoming reception hall, extremely well proportioned lounge with bay window and providing access to the rear garden, separate formal dining room through double doors, kitchen breakfast room with dual aspect, home office and guest cloakroom which completes the ground floor. Continuing upstairs off a gallery-style landing leads to four spacious bedrooms including master with en suite, large airing cupboard and family bathroom. The property is ideally located close to Stourbridge Junction ideal for commuters, Oldswinford High Street with a variety of amenities, offers excellent school catchment and provides easy access to the motorway network. Viewings are highly recommended to appreciate this rare and unique example of a beautifully looked-after exclusive family home.



### Front of The Property

To the front of the property there is a large block paved driveway leading to detached double garage with electric up and over door, well maintained lawn to side, mature planted shrub borders, decorative wrought-iron railings, gated access to both sides, outdoor lighting and storm porch with double glazed door leading to reception hall.

### Reception Hall

With a double glazed door leading from the front of the property, stairs to first floor landing with storage cupboard, doors to various rooms, coving, ceiling rose and a central heating radiator.

### Lounge

23'11" into bay x 13'9"

With a door leading from entrance hall, comfortable space for seating, feature fireplace with electric fire, coving, ceiling roses, double glazed french doors to rear, double glazed bay window to front and a central heating radiator.

### Dining Room

14'1" x 8'6"

With double doors leading from entrance hall, space for large dining table, coving, ceiling rose, double glazed window to front, further double glazed french doors to side and a central heating radiator.

### Study

7'6" x 7'6" max

With a door leading from entrance hall, space for home working, coving, ceiling rose, double glazed window to rear and a central heating radiator.

### Kitchen Breakfast Room

14'1" x 11'1"

With a door leading from entrance hall, fitted with a range of matching wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, integrated oven, separate electric hob with cooker hood over, fridge and dishwasher, tiled floor, space for breakfast table, wall mounted central heating boiler, double glazed windows to side and rear, further double glazed door to rear and a central heating radiator.

### WC

With a door leading from entrance hall, WC, wash hand basin, coving, part tiled walls and extractor fan.

### Landing

With stairs leading from entrance hall, doors to various rooms, coving, ceiling roses, large storage cupboard with loft access and double glazed window to front.

### Master Bedroom

16'0" x 11'1" max

With doors leading from landing and en suite, coving, ceiling rose, double glazed window to front and a central heating radiator.

### En Suite

With a door leading from master bedroom, double shower, WC, wash hand basin, tiled walls, ceiling rose, extractor fan, shaver point, double glazed window to side and a central heating radiator.

### Bedroom Two

14'1" x 9'6"

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

### Bedroom Three

13'1" x 10'9" max

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

### Bedroom Four

10'2" x 9'2"

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

### Bathroom

With a door leading from landing, corner bath with shower attachment, WC, wash hand basin, tiled walls, extractor fan, coving and ceiling rose, double glazed window to rear and a central heating radiator.

### Garage

With electric up and over door leading from the front of the property and double glazed door from rear garden, useful storage space, light, power and two double glazed windows to side.

### Garden

With double glazed doors leading from lounge, kitchen breakfast room and dining room to a patio seating area, raised well maintained lawn with mature shrub borders, outdoor tap and light, gated side access to both side and double glazed door leading to detached double garage.







GROUND FLOOR

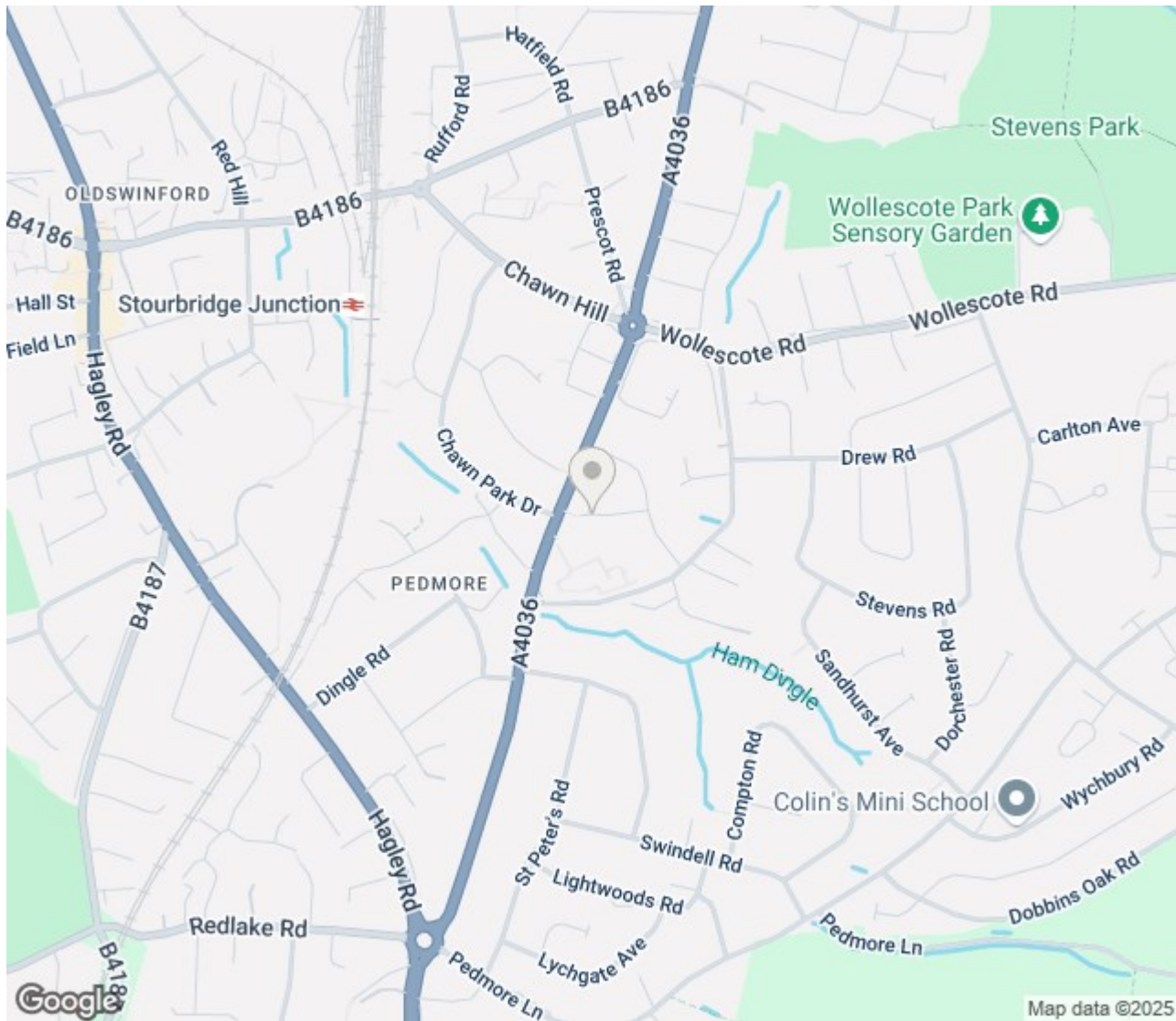
1ST FLOOR



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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(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](mailto:stourbridge@hunters.com)





