



Redlake Road, Pedmore, DY9 0RU

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## Redlake Road, Pedmore, DY9 0RU

Situated far back off Redlake Road with an electric gated entrance is this substantial three bedroom detached bungalow. 'Woodbury' is a rare opportunity for those looking for a generous size abode in a sought after location with all accommodation on one level. Upon approach are electric gates providing a secure entry, with a long well maintained foregarden having a sweeping tarmacadam driveway providing access to the only two properties, a further block paved parking area and patio to the front of the property. In brief the accommodation comprises of: entrance porch and welcoming reception hall, WC, comfortable lounge with double glazed patio doors to the conservatory, a charming bay fronted dining room, a modern fitted kitchen breakfast room with integrated appliances, a separate utility, corridor storage leading to a sizeable home office and double garage with a further WC. As well as a master bedroom with a modern fitted en suite, two further bedrooms and a main bathroom. Completing the property is a private well manicured rear garden with multiple seating areas. The bungalow is conveniently located close to Stourbridge Golf Club, Oldswinford, Hagley Village and Stourbridge Town, as well as nearby train stations, bus stops and motorway networks.





#### **Front Of The Property**

Upon approach are electric gates, a well maintained foregarden, lawn with mature shrub borders, a sweeping tarmacadam driveway, block paved off road parking area and patio.

#### **Porch**

With double glazed french doors to the front, tiled floor, wall lights and a double glazed composite door to the reception hall.

#### **Reception Hall**

With doors to various rooms, inner hall and a central heating radiator.

#### **Cloakroom**

With a door from the reception hall, WC, wash hand basin with tiled splashback set into vanity unit, recessed spotlights, double glazed window to front and a central heating radiator.

#### **Lounge**

19'5" x 13'10"

With double glazed french doors from the reception hall, gas fire with decorative surround, wall lights, double glazed window to side, double glazed patio doors to conservatory and two central heating radiators.

#### **Conservatory**

10'11" x 13'11"

With double glazed patio doors from the lounge, surrounding double glazed windows, ceiling light and double glazed french doors to the rear garden.

#### **Dining Room**

15'0" x 14'0"

With a door from the reception hall, double glazed bay window to front, wall lights and a central heating radiator.

#### **Kitchen**

12'11" x 15'5"

With a door from the reception hall and to the utility, fitted with a range of modern wall and base units, quartz work surfaces with matching splashback, under counter lighting, one and a half stainless steel sink, drainer, integrated dishwasher, fridge, oven, microwave oven and plate warmer, larder cupboard, double glazed window to side with window seat, double glazed window to rear, recessed spotlights, tiled floor and a central heating radiator.





#### **Utility Room**

12'0" x 6'6"

With a door from the kitchen, fitted wall and base units, quartz work surfaces, tiled floor, double glazed windows to front and side, cupboard housing hot water tank, plumbing for washing machine, space for further appliances, sink and drainer, door to corridor and a central heating radiator.

#### **Corridor/Storage Area**

17'10" x 7'1"

With a door from the utility, double glazed windows to side and rear, storage cupboards, space for seating, a door to the rear garden and a further door to the study/home office.

#### **Study/Home Office**

17'8" x 16'9"

With a door from the study, fitted bookshelves and cupboards, double glazed door to front, two double glazed windows to front and a door to the garage.

#### **Double Garage**

17'10" x 23'8"

With a door from the home office, loft access which is part boarded, two electric garage doors to side, double glazed windows to side and front, power, light and a door to the WC.

#### **WC**

With a door from the double garage, double glazed window to side, WC and wash hand basin.

#### **Inner Hall**

With a door from the reception hall, wall lights and doors to rooms.

#### **Master Bedroom**

16'0" x 13'9"

With a door from the inner hall and to the en suite, double glazed bay window to rear, recessed spotlights, built in wardrobes and a central heating radiator.

#### **En Suite**

With a door from the master bedroom, modern shower cubicle, WC, wash hand basin set into vanity unit, tiled floor and walls, double glazed window to rear and a chrome heated towel rail.





#### **Bedroom Two**

16'0" x 12'0"

With a door from the inner hall, double glazed bay window to front, built in wardrobes and a central heating radiator.

#### **Bedroom Three**

13'6" x 8'7"

With a door from the inner hall, double glazed window to front and a central heating radiator.

#### **Bathroom**


With a door from inner hall, modern bath with shower attachment, shower cubicle, WC, wash hand basin set into vanity unit, tiled floor, part tiled walls, double glazed window to side, airing cupboard, recessed spotlights, extractor fan, shaver point and a chrome heated towel rail.

#### **Garden**

With access from the conservatory and study to a wrap around patio with seating areas, retractable awning, outdoor taps, light and power points, lawn beyond with numerous mature shrubs, a water feature and garden shed to rear.

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. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
01384 443331 <https://www.hunters.com>

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