

# HUNTERS®

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## Round Hill Avenue

Pedmore, Stourbridge, DY9 0RG





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Offers In The Region Of £475,000



## Front of The Property

To the front of the property there is a tarmac driveway, mature shrubs, well maintained lawn, outside lighting, gated side access to rear garden and double glazed composite door to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, open to lounge, door to WC, laminate floor and recessed spotlights.

## Lounge

20'8" x 19'0" max (6.3 x 5.8 max )

Open from entrance hall and study, stairs to first floor landing with open storage space underneath, space for seating, two double glazed windows to front and three central heating radiators.

## Study

6'6" x 6'2" (2 x 1.9 )

Open from lounge and useful space for home working.

## Kitchen Diner

28'10" x 13'1" (8.8 x 4 )

With doors leading from lounge and utility, fitted with a range of matching wall and base units, worksurfaces with matching upstands, one and a half sink and drainer, integrated oven, gas hob with cooker hood over, fridge freezer, dishwasher, breakfast bar, space for seating and dining, laminate floor, recessed spotlights, double glazed window and bi fold doors to rear and two central heating radiators.

## Utility

With a door leading from kitchen diner, matching wall and base units with worksurfaces over, shelving, recessed spotlights, laminate floor, double glazed door to side and a central heating radiator.

## WC

With a door leading from entrance hall, WC, wash hand basin set into vanity unit, laminate floor, recessed spotlights, double glazed window to front and a chrome central heating towel rail.

## Landing

With stairs leading from lounge, doors to various rooms and loft access.

### Bedroom One

14'1" x 10'9" (4.3 x 3.3 )

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

### Bedroom Two

14'1" x 8'10" (4.3 x 2.7 )

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

### Bedroom Three

8'2" x 8'2" max (2.5 x 2.5 max )

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

### Bathroom

With a door leading from landing, bath with shower over, shower screen, WC, wash hand basin, part tiled walls, double glazed window to side and a chrome central heating towel rail.

### Garden

With double glazed bi fold doors leading from kitchen diner and further double glazed door from utility to decked seating area, well maintained lawn, outside tap, lighting and gated side access leading to the front of the property.



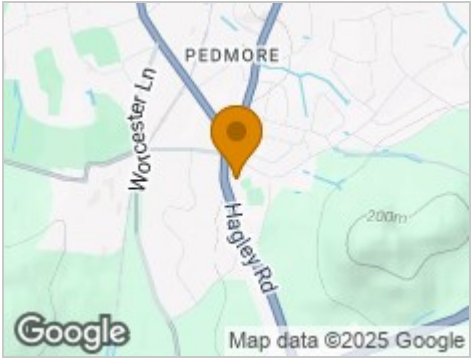
Road Map



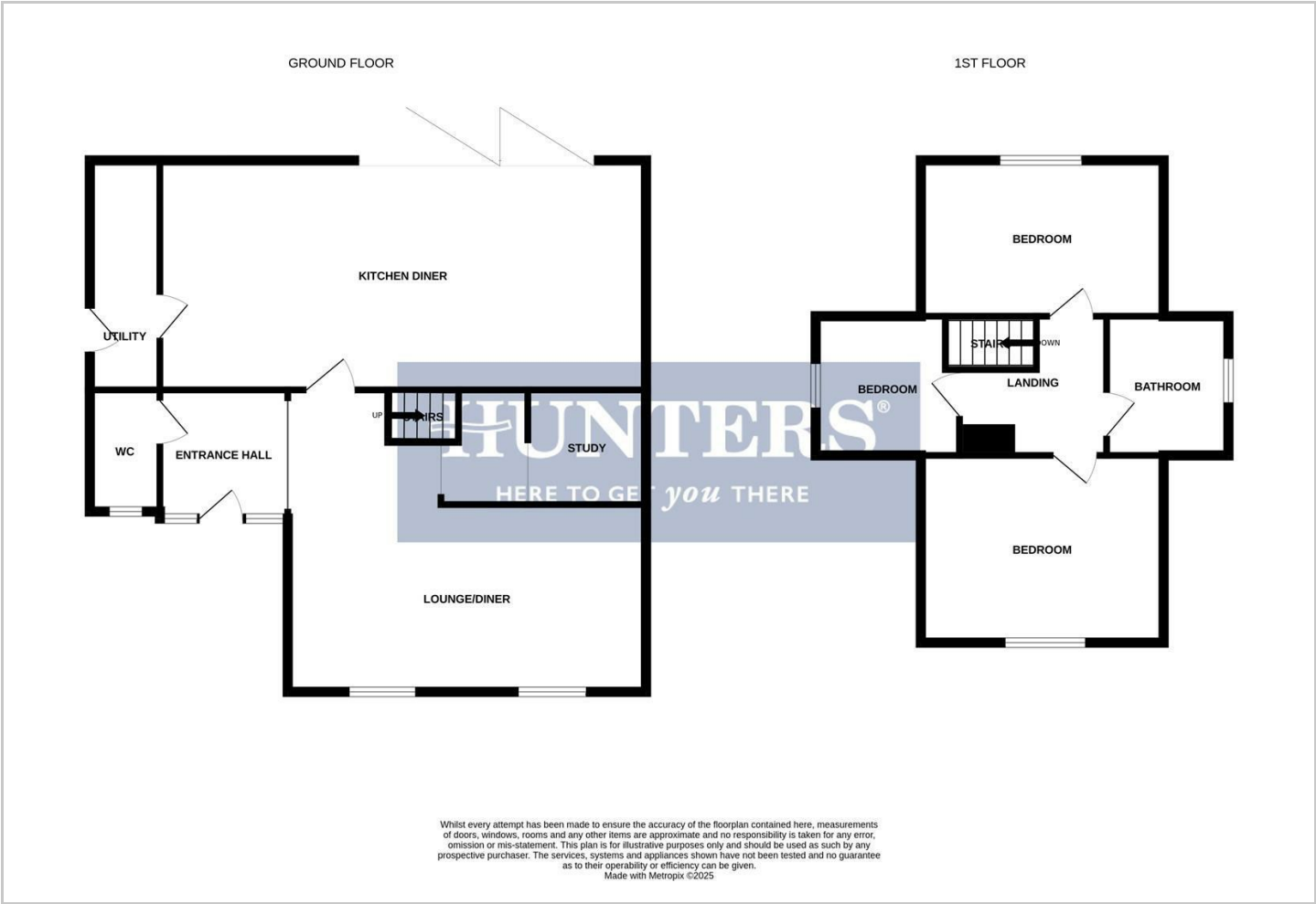
Hybrid Map



Terrain Map



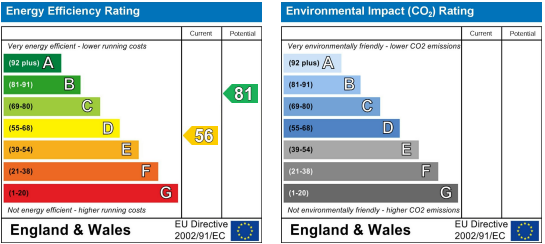
Floor Plan



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.