

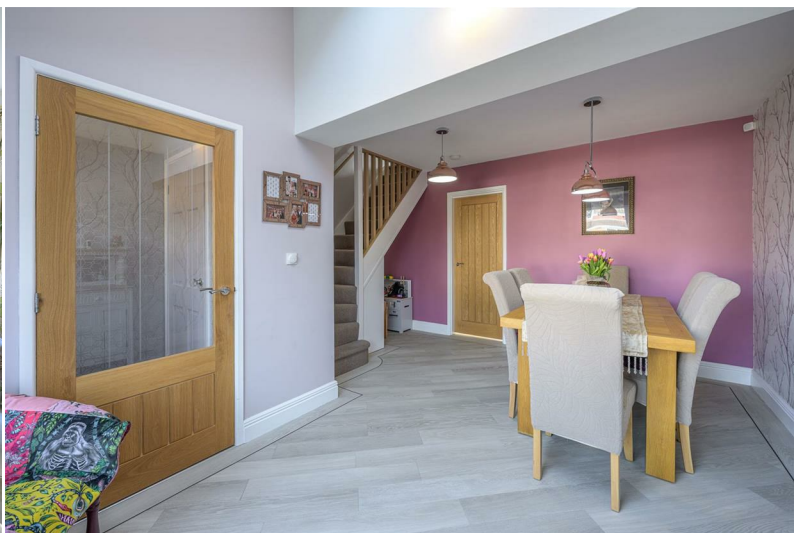
# HUNTERS®

HERE TO GET *you* THERE



## Portland Crescent

Pedmore, Stourbridge, DY9 0SE



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Offers In Excess Of £400,000



## Front of the Property

To the front of the property there is a tarmac driveway, chipping stones to side, mature shrubs, gated side access leading to rear garden, outside light and double glazed composite door to entrance hall.

## Entrance

With a double glazed composite door leading from the front of the property, door to the dining room, storage cupboard, wall lights and tiled floor.

## Dining Room

15'5" x 13'9" max (4.7 x 4.2 max)

With doors leading from the entrance hall and lounge, stairs to first floor landing with open under stairs storage space underneath, space for a dining table, karndean floor, double glazed window to front, skylight and a central heating radiator.

## Lounge

15'8" x 13'9" (4.8 x 4.2)

With doors leading from the dining and kitchen breakfast rooms, space for seating and large dresser, feature fireplace with tiled hearth and cast iron gas fire, wall lights, karndean floor, double glazed bi folding doors to the rear and a central heating radiator.

## Kitchen Breakfast Room

18'4" x 7'2" (5.6 x 2.2)

With doors leading from lounge and utility, fitted with a range of matching wall and base units, worksurfaces over with matching upstands, one and a half sink and drainer, integrated eye level oven and grill, separate induction hob, cooker hood over, wine fridge, dishwasher, space for American style fridge freezer, breakfast bar, recessed spotlights, tiled underfloor heating and double glazed window rear.

## Utility

With doors from kitchen breakfast room and garage, WC, wash hand basin set into a vanity unit, matching wall and base units, worksurfaces over, plumbing for washing machine, space for a tumble dryer, recessed spotlights and tiled floor and underfloor heating.

## Landing

With stairs leading from dining room, doors to various rooms, loft access and double glazed window to side.

## Bedroom One

14'1" x 11'1" (4.3 x 3.4)

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

### Bedroom Two

12'1" x 10'5" (3.7 x 3.2)

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

### Bedroom Three

11'1" x 7'2" (3.4 x 2.2)

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

### Bathroom

With a door leading from landing, claw-foot free-standing bath, separate shower attachment, double corner shower, wash hand basin set into vanity unit, WC, part tiled walls, double glazed window to side and a chrome central heating towel rail.

### Garage

8'6" x 7'2" (2.6 x 2.2)

With a door leading from utility, composite barn door, useful storage space, light and power and composite barn door.

### Garden

With double glazed bi folding doors leading from lounge to a patio seating area, well maintained lawn, mature shrubs and trees, further elevated decked seating area, garden shed, outside tap, power and covered side access leading to the front of the property.



## Road Map



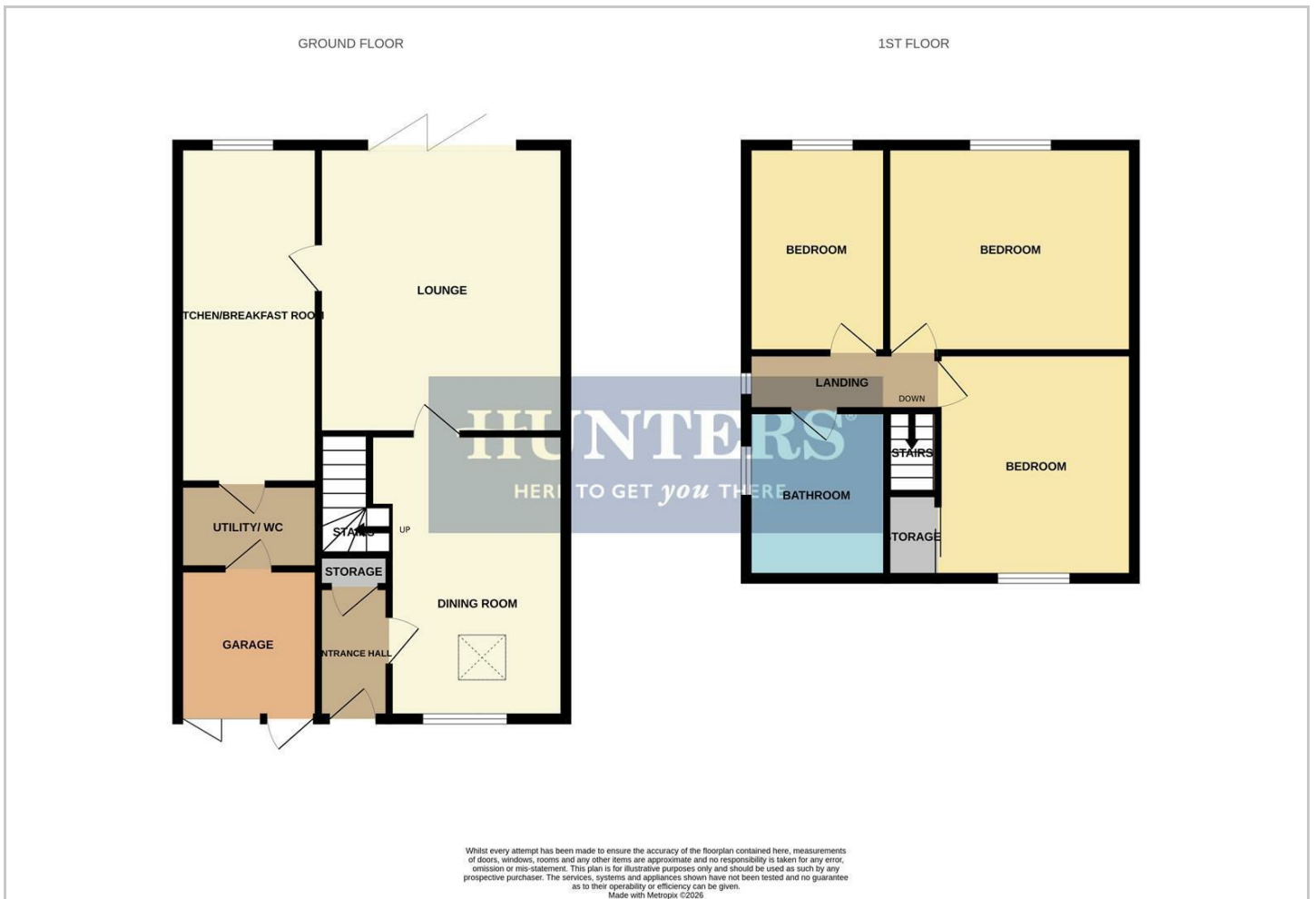
## Hybrid Map



## Terrain Map



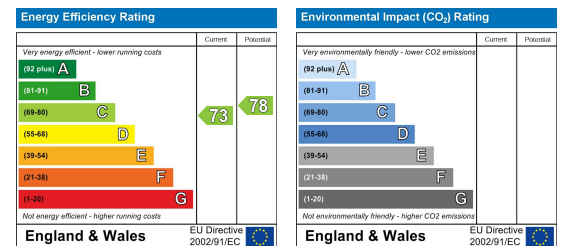
## Floor Plan



## 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.