



Ferndale Park, Pedmore, Stourbridge, DY9 0RB



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HUNTERS
EXCLUSIVE

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Summary...

Occupying a generous-size corner plot amongst this well established and highly desirable address is this immaculately presented four bedroom detached family home. Having been meticulously refurbished and modernised to the highest of standards; the property offers a 'show-home' style finish with a sociable open plan layout ideal for entertaining. To give prospective buyers an insight, the property briefly comprises of impressive and welcoming reception hall complete with wrought-iron spindles and stylish herringbone floor running throughout the ground floor, guest WC, separate multi purpose reception room currently used as a dining room, beautiful timeless shaker-style kitchen diner complete with Quartz worksurfaces, centre island and a whole host of integrated appliances as well as a generous-size lounge with log burning stove with floor-to-ceiling sliding doors leading to rear garden. Continuing upstairs off the gallery-style landing with built-in storage leads to four well proportioned bedrooms, master with en suite shower room having 'his and hers' vanity units and elegant family bathroom with large free standing bath. The rear garden is thoughtfully laid out with a large porcelain patio seating area with private aspect and further front wrap-around garden with integral garage and block paved driveway. Additional benefits include being within close proximity to reputable local schools within Hagley Village and has excellent transport links to nearby motorway and Stourbridge Junction. This is a perfect example of a exceptionally presented home that must be viewed to appreciate what's on offer.



Front of The Property

To the front of the property there is a large block paved drive, foregarden of well maintained lawn and mature shrubs to side, canopy with storm porch, electric roller shutter garage door and gated side access leading to the rear of the property.

Reception Hall

19'8" x 13'1" max

With a double glazed composite door leading from the front of the property, stairs to first floor landing with wrought iron decorative spindles and stained handrail, open storage area underneath, space for side board or dresser, doors to various rooms, herringbone floor, double glazed window to side and a column central heating radiator.

Dining Room

14'9" x 7'10"

With doors leading from reception hall and kitchen diner, space for dining table, recessed spotlights, herringbone floor, double glazed window to front and a column central heating radiator.

Kitchen Diner

17'0" x 11'1"

With a door leading from reception hall and double doors to lounge, fitted with a range of matching shaker-style wood grain wall and base units with Quartz worksurfaces, matching upstands and brass accents, double belfast sink with drainer grooves, integrated oven, gas hob and cooker hood over, full length fridge and freezer, wine cooler, centre island with four person breakfast bar, pull-out bin, dishwasher, herringbone floor, under base unit lighting and recessed spotlights, door to garage, double glazed windows to side and rear and a column central heating radiator.

Lounge

19'8" x 11'5"

With a door leading from reception hall and double doors to kitchen diner, log burning stove with slate hearth and decorative mantle, space for flat screen TV, comfortable seating space, recessed spotlights, herringbone floor, triple-stack sliding doors with ultra slim surround extending to floor and ceiling and a column central heating radiator.

WC

With a door leading from reception hall, WC, wash hand basin set into vanity unit with marble and brass accents, herringbone floor, recessed spotlights, double glazed window to side and a column central heating radiator.

Gallery Landing

With stairs leading from reception hall, large useful storage cupboard, doors to various rooms, loft access, double glazed window to front and a column central heating radiator.

Master Bedroom

13'9" x 11'5" max

With doors leading from landing and en suite, double glazed window to rear and a column central heating radiator.

En Suite

With a door leading from master bedroom, large walk-in shower with waterfall shower head and separate shower attachment, WC, his and hers wash hand basin set into vanity units with marble and brass accents, ceramic tiling, extractor, recessed spotlights, double glazed window to rear and a column central heating towel rail.

Bedroom Two

11'1" x 8'10"

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

Bedroom Three

10'2" x 9'6"

With a door leading from landing, built-in wardrobes, double glazed window to front and a column central heating radiator.

Bedroom Four

9'6" x 7'2"

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

Bathroom

With a door leading from landing, large free standing bath with separate shower attachment, WC, wash hand basin set into vanity unit with marble and brass accents, ceramic tiling, recessed spotlights, shaver point, extractor, double glazed window to front and a column central heating towel rail.

Garage

16'8" x 7'10"

With a door leading from kitchen diner, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, electric roller shutter door, light, power and double glazed door and window to side.

Garden

With floor to ceiling double glazed sliding doors leading from lounge to a porcelain tiled seating area, well maintained lawn, pond, mature shrubs and trees, partly walled, tap, double glazed door to garage and gated side access leading to the front of the property.



GROUND FLOOR

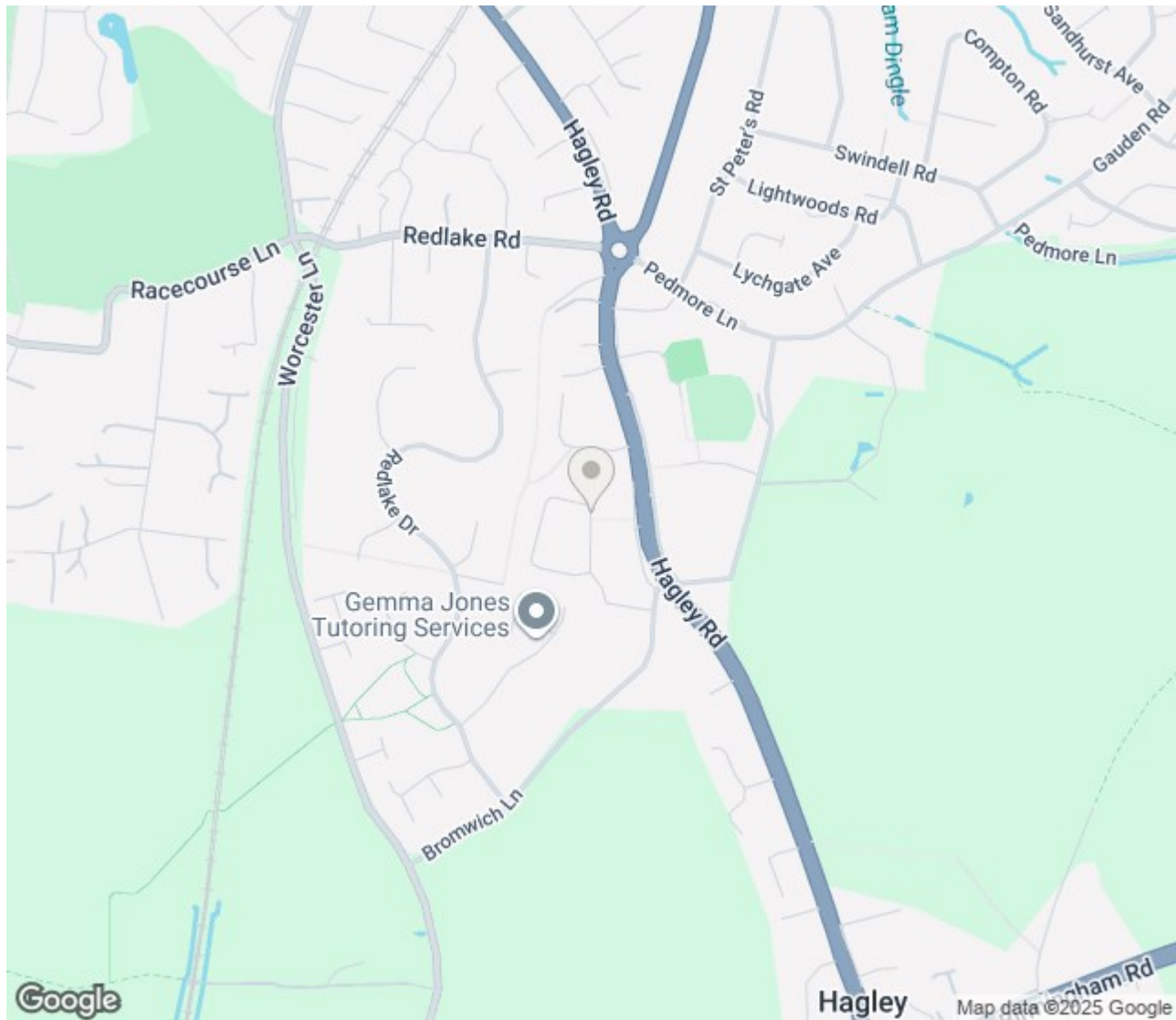


1ST FLOOR



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) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



