

HUNTERS®

HERE TO GET *you* THERE



Melrose Avenue

Pedmore, DY8 2LE

£550,000



28 Melrose Avenue

Pedmore, DY8 2LE

£550,000



Front Of The Property

With a block paved driveway leading to garage, lawn to side and gated side access.

Reception Hall

With a double glazed door to front, double glazed window to front, doors to rooms, stairs to the first floor and a central heating radiator.

Cloakroom

With a door from the reception hall, WC, wash hand basin set into vanity unit, tiled floor, window to front and a central heating radiator.

Lounge

14'11" x 14'11" (4.57 x 4.57)

With a door from the reception hall, gas fire with brick built surround, double glazed patio doors to rear and a central heating radiator.

Kitchen Breakfast Room

18'1" x 9'8" (5.53 x 2.97)

With a door from the reception hall, fitted wall and base units, work surfaces with tiled splashback, double bowl stainless steel sink, integrated double oven, gas hob, extractor fan over, integrated fridge, double glazed windows to side and rear, door to utility and a central heating radiator.

Utility

9'8" x 6'6" (2.96 x 2)

With a door from the kitchen, fitted work surfaces, stainless steel sink and drainer, plumbing for washing machine, integrated freezer, double glazed door to side, double glazed window to side, wall mounted boiler and a central heating radiator.

Bedroom Two

11'8" x 13'1".88'6" (3.57 x 4..27)

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

Dining Room / Bedroom Three

9'8" x 12'11" (2.95 x 3.94)

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

Bathroom

With a door from the reception hall, bath with shower over, fitted glass shower screen, WC, wash hand basin set into vanity unit, tiled walls, tiled floor, double glazed window to side, shaver point and a ventral heating radiator.

Bedroom One

12'9" x 15'5" (3.91 x 4.71)

With stairs from the reception hall, doors to rooms, double glazed window to rear and a central heating radiator.

En Suite

With a door from bedroom one, shower cubicle, WC, wash hand basin, tiled walls, extractor fan, shaver point and a central heating radiator.

Walk In Wardrobe

With a door from bedroom one, airing cupboard with a central heating radiator, door to eaves storage and a further central heating radiator.

Garden

With access from the lounge to a patio area, lawn beyond, mature shrub borders and gated side access.

Double Garage

17'7" x 16'4" (5.38 x 4.99)

With an electric garage door to front, power and light.



Road Map



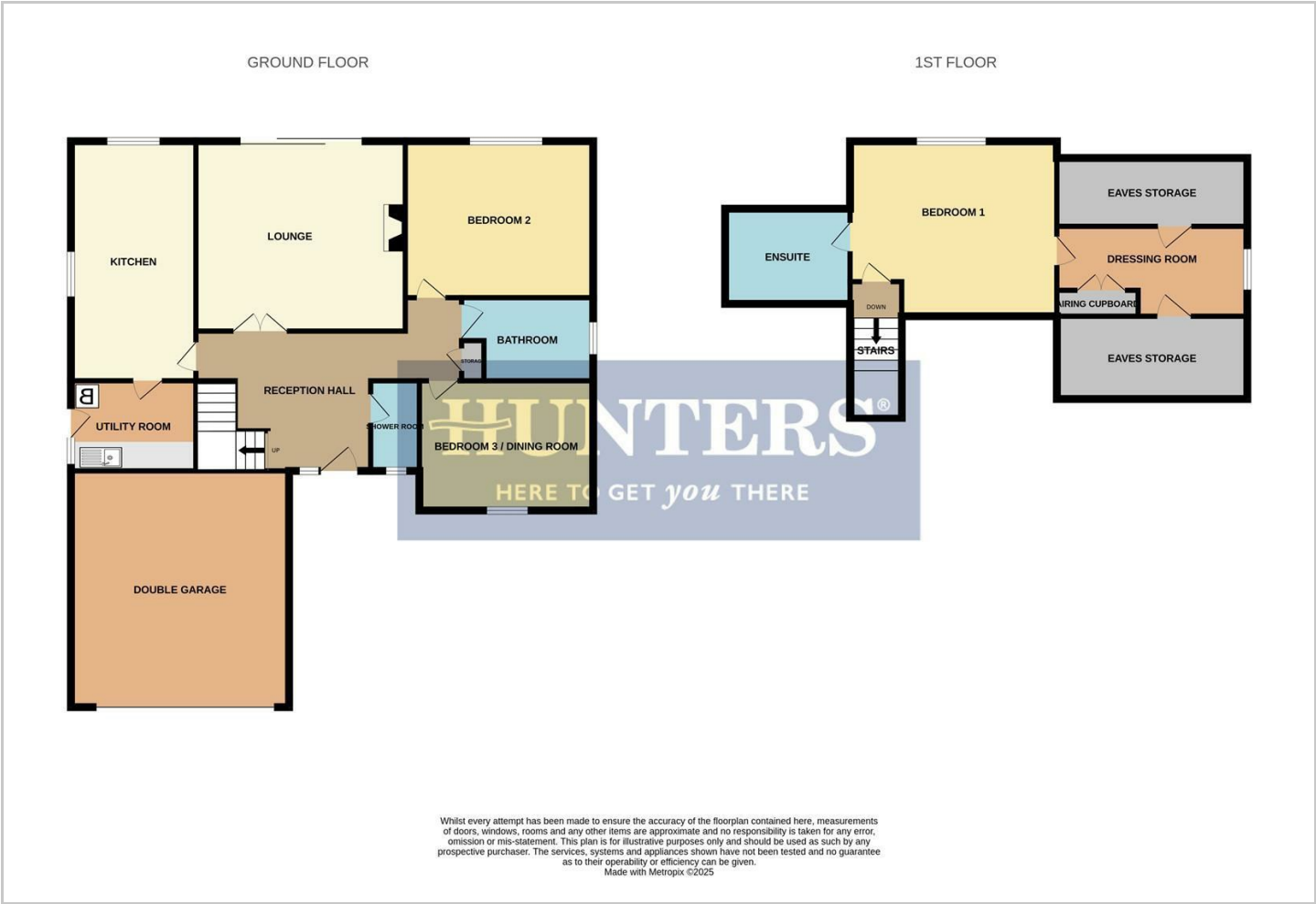
Hybrid Map



Terrain Map



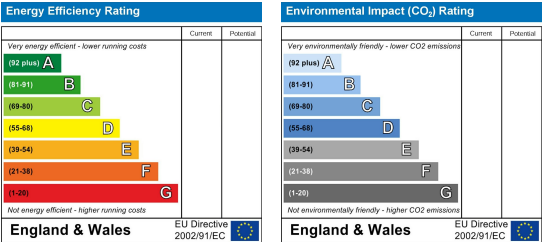
Floor Plan



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.