HUNTERS®

HERE TO GET *you* THERE

Rochdale, Ham Lane

Pedmore, Stourbridge, DY9 0UE

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Offers Over £350,000

Front of The Property

To the front of the property there is tarmacadam driveway with well maintained lawn to side, mature shrub screening and borders, storm porch with double glazed composite door to entrance hall, outside light and gated side access leading to rear garden.

Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing with storage space underneath, doors to various rooms, double glazed windows to front and a central heating radiator.

Lounge

14'9" x 11'9" max (4.5 x 3.6 max)

With a door leading from entrance hall, feature fire place with fitted log burner, space for seating, double glazed bay window to front and a central heating radiator.

Dining Room

11'9" x 10'9" (3.6 x 3.3)

With a door leading from entrance hall, space for dining table, double glazed windows and door to rear and a central heating radiator.

Kitchen Breakfast Room

11'9" x 7'2" (3.6 x 2.2)

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, integrated eye-level oven and grill, separate gas hob with stainless steel cooker hood over, fridge freezer, dishwasher, washing machine, breakfast bar, tiled floor, recessed spotlights, double glazed window to rear, further double glazed door to side and a vertical column central heating radiator.

Landing

With stairs leading from entrance hall, doors to various rooms, loft access and stained glass double glazed window to side.

Bedroom One
14'9" x 10'9" (4.5 x 3.3)
With a door leading from landing, fitted wardrobes and drawers, space for dressing table, double glazed bay window to front and a central heating radiator.

Bedroom Two
11'9" x 10'9" (3.6 x 3.3)
With a door leading from landing, double glazed window to rear and a central heating radiator.

Bedroom Three
8'6" x 7'2" (2.6 x 2.2)
With a door leading from landing, double glazed window to rear and a central heating radiator.

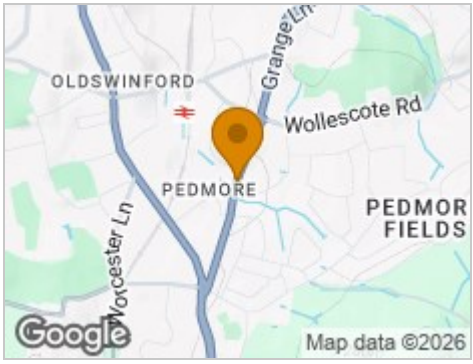
Bathroom
With a door leading from landing, bath, separate shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, tiled floor and walls, extractor, recessed spotlights, double glazed window to front and a chrome central heating towel rail.

Garden
With double glazed doors leading from dining room and kitchen breakfast room to a patio seating area, large well maintained lawn, decorative chipping stones, shed and gated side access leading to the front of the property.

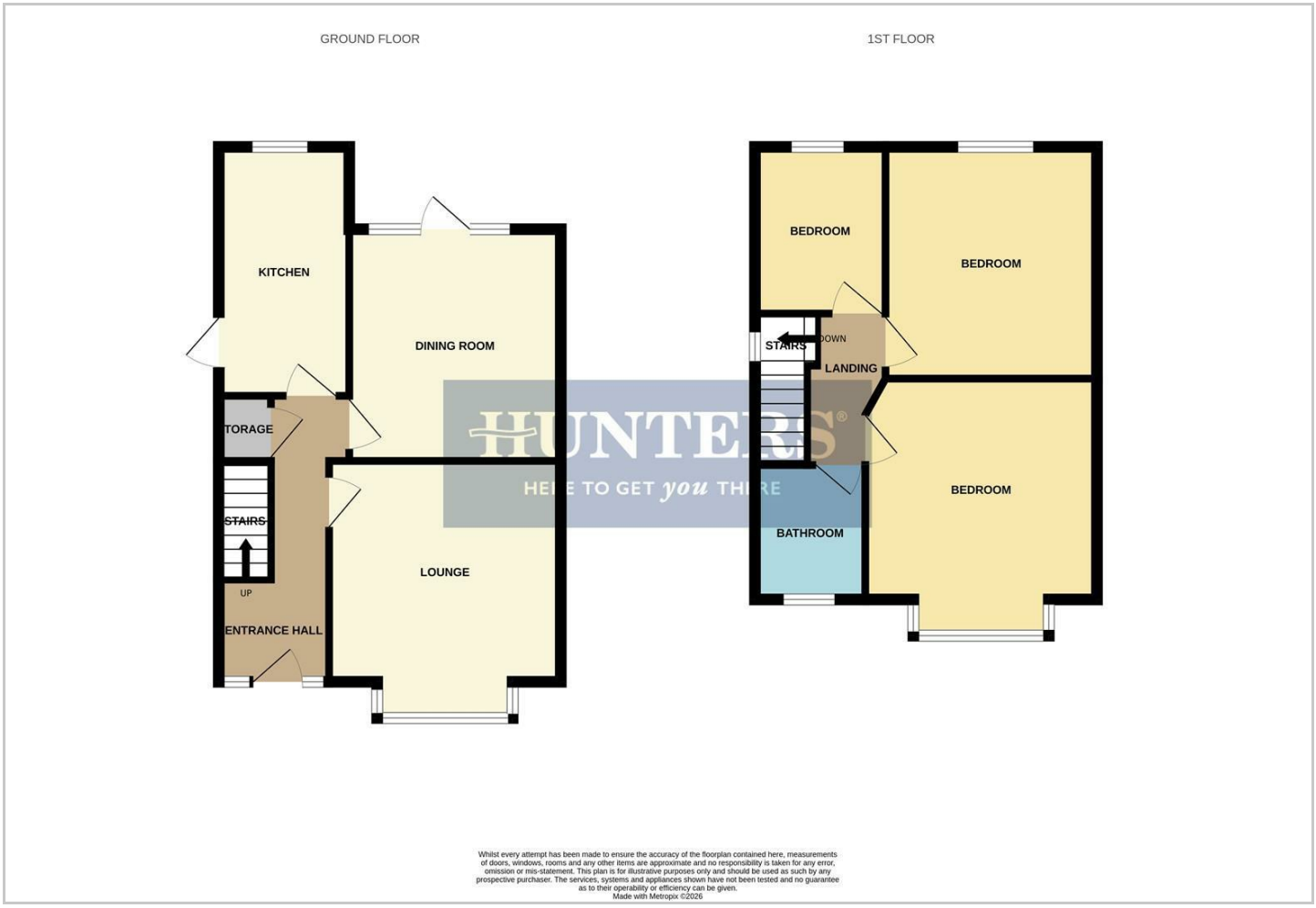
Road Map

Hybrid Map

Terrain Map



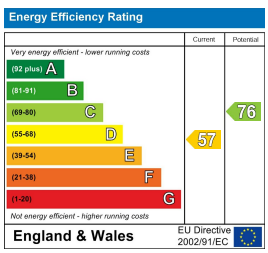
Floor Plan

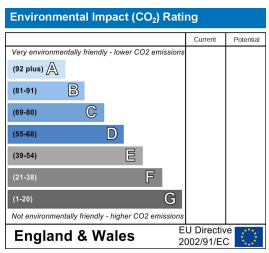


Viewing

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.

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