Pear Tree Drive, Stourbridge DY8 2LB

HUNTERS®
EXCLUSIVE

Pear Tree Drive, Stourbridge DY8 2LB

Occupying a prominent position amongst a highly desirable and much sought after location, is this spacious four bedroom detached family home. Boasting a premium central address close to Oldswinford and Pedmore, the property is conveniently situated within a close abundance of excellent schooling, nearby amenities and bus routes. Also with delightful walks over nearby Stourbridge Golf and Country club, as well as Mary Stevens Park. Along with size, one of the stand out benefits of the property is its fantastic location with its position being ideal for commuters with access to Stourbridge Junction and the surrounding road network with excellent links to the Motorway. Upon approach prospective purchasers are welcomed by a generous size driveway providing ample parking and an integral garage. Continuing through its welcoming entrance hall leading to lounge with feature fireplace, dining room with french doors leading to the rear garden, ground floor shower room, kitchen/ breakfast family room with an abundance of natural light, separate utility and a large integral garage. The first floor has four bedrooms, an en suite off the master bedroom and a modern fitted bath room. Outside the property is a well maintained and mature rear garden with multiple seating areas perfect for entertaining. This property is a perfect 'all-rounder' and ideal fit for large and mixed families with flexible living spaces and the ability to entertain.

Front of the Property
To the front of the property is a tarmacadam driveway with block paving borders, mature shrub screening to the side, block paving pathway leading to the double glazed front door, electric car charging point, access to the garage via an up & over garage door, a double glazed door to the side and gated side access.

Entrance Hall
With a double glazed door to the front, doors leading to various rooms, stairs leading to the first floor landing, an understairs storage cupboard and a central heating radiator.

Shower Room
With a door from the entrance hall, shower cubicle, a WC, wash hand basin, part tiled walls, a double glazed window to the front and a heated towel rail.

Lounge
20'5" x 11'10"
With double doors from the entrance hall, double glazed window to the front and rear, double glazed french doors to the rear leading to the rear garden, gas fireplace with decorative surround and three central heating radiators.

Dining Room
18'11" x 7'7"
With double doors from the entrance hall, double glazed window to the rear, double glazed french doors to the rear leading to the rear garden and two central heating radiators.

Kitchen/ Breakfast Family Room
22'8" x 17'4"
With a door from the entrance hall, a modern fitted handmade kitchen with a range of shaker style wall and base units, granite worksurfaces over, space for a range cooker with extractor hood above, space for an American style fridge/freezer, plumbing for dishwasher, pull out larder cupboard, breakfast bar set into kitchen island, inset double sink, recessed spotlights, double glazed bi-fold doors to the rear leading to the rear garden, three velux style windows to the rear and under floor heating.

Utility Room
6'11" x 7'7"
With a door from the kitchen/ breakfast family room and a door leading to the integral garage, fitted with a range of wall and base units, worksurfaces over, tiled splashback, stainless steel sink and drainer, plumbing for washing machine and tiled flooring.

Landing
14'4" x 7'8"
With stairs from the entrance hall, double glazed window to the front, an airing cupboard, doors leading to various rooms and loft access.

Bedroom One
11'3" x 16'8"
With a door from the first floor landing, two double glazed windows to the front, fitted wardrobes, door leading to the en suite and a central heating radiator.

En Suite
With a door from bedroom one, a large modern walk in shower cubical, a WC, wash hand basin, part tiled walls, a double glazed window to the rear, an extractor fan and a heated towel rail.

Bedroom Two
10'5" x 12'3"
With a door from the first floor landing, a double glazed window to the front, a built in wardrobe and a central heating radiator.

Bedroom Three
8'11" x 10'9"
With a door from the first floor landing, a double glazed window to the rear and a central heating radiator.

Bedroom Four
8'0" x 10'9"
With a door from the first floor landing, a double glazed window to the front and a central heating radiator.

Bathroom
With a door from the first floor landing, a modern fitted bathroom, bathtub with shower over, fitted glass shower screen, a WC, wash hand basin, fully tiled walls, tiled flooring, double glazed window to the rear, shaving point, recessed spotlights and a heated towel rail.

Rear Garden
With double glazed bi-fold doors from the kitchen/ breakfast family room, double french doors from the lounge and dining room leading to a large patio seating area, steps up to a lawned area with mature shrub borders, further patio seating area to the top of the garden, garden shed, green house, outside tap, outdoor lighting, gated side access and multiple outdoor power points.

Integral Garage
17'0" x 15'4"
With an up and over electric garage door from the front and a double glazed door to the front, housing a wall mounted boiler, power and lighting and a door to the utility room.

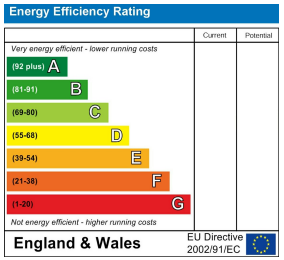
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.

GROUND FLOOR

1ST FLOOR

HUNTERS®
HERE TO GET *you* THERE

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.
Made with Metropix ©2025



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 https://www.hunters.com

HUNTERS®
EXCLUSIVE

HUNTERS®
EXCLUSIVE