

# HUNTERS®

HERE TO GET *you* THERE



## Swindell Road

Pedmore, Stourbridge, DY9 0TD





# Swindell Road

Pedmore, Stourbridge, DY9 0TD

Offers In The Region Of £375,000



## Front of The Property

With a large tarmacadam driveway with chipping stoned centre island, block paved surround and gates side access leading to rear garden.

## Entrance Hall

With double glazed door leading from the front of the property and door to lounge diner.

## Lounge Diner

20'4" x 15'8" max (6.2 x 4.8 max)

With doors leading from the entrance and inner halls, open to kitchen, comfortable space for seating and dining, feature fireplace with gas fire and marble surround, part laminate floor, double glazed windows to front and side, double glazed patio doors leading to conservatory and three central heating radiators.

## Kitchen

8'10" x 7'6" (2.7 x 2.3)

Open from the lounge diner, fitted with a range of matching wall and base units, work surfaces, two bowl sinks and tiled splashback, space for cooker with cooker hood, integrated fridge and dishwasher, door to pantry, tiled floor, recessed spotlights and a double glazed window to conservatory.

## Pantry

With a door leading from kitchen, tiled floor, power, light and a double glazed door leading to the front of the property.

## Conservatory

14'9" x 7'6" (4.5 x 2.3)

With double glazed patio doors from the lounge diner, door to shower room/ laundry, tiled floor, double glazed windows to side and rear and further double glazed french doors leading to garden.

## Shower Room/Laundry

With a door leading from the conservatory, work surfaces, plumbing for washing machine, walk in shower, tiled floor and a central heating radiator.

## Inner Hall

With doors to various rooms and loft access.

### Master Bedroom

12'1" x 9'10" (3.7 x 3)

With doors leading from the inner hall and en suite, double glazed window to front and a central heating radiator.

### En Suite

With a door from the master bedroom, shower cubicle, WC, wash hand basin, recessed spotlights and tiled walls.

### Bedroom Two

9'2" x 9'10" max (2.8 x 3 max)

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

### WC

With a door leading from the inner hall, WC, wash hand basin, bidet, tiled walls, double glazed window to rear and a chrome heated towel rail.

### Garden

With double glazed french doors leading from conservatory to a decked and patio seating area, well maintained lawn, mature shrub borders, trees and gated side access leading to the front of the property.



Road Map



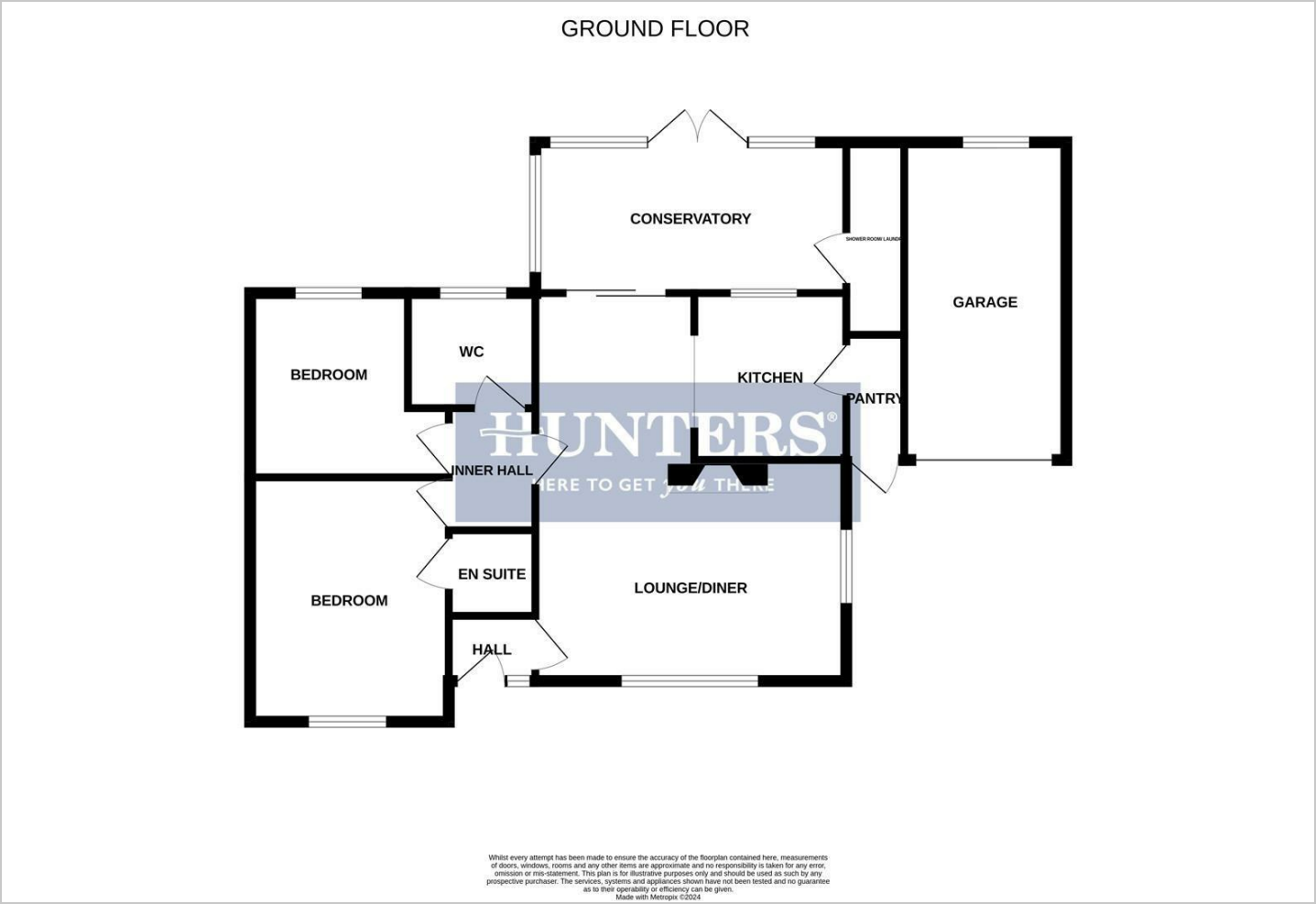
Hybrid Map



Terrain Map



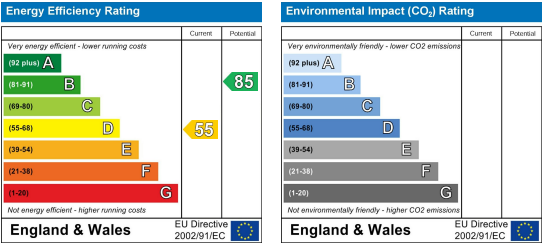
Floor Plan



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.