

# HUNTERS®

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## Woodland Close

Pedmore, Stourbridge, DY9 0TQ





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Offers In The Region Of £340,000



## Front of The Property

To the front of the property there is a large driveway providing ample off road parking, well maintained lawn to side with shrub borders, doors leading to entrance hall and sun room, outside light and up and over door leading to garage.

## Entrance Hall

With a door leading from the side of the property, doors to various rooms, storage cupboard, parquet floor, double glazed window to rear and a central heating radiator.

## Kitchen Living Room

29'1 x 11'8 max (8.86m x 3.56m max)

With a door leading from entrance hall, fitted with a range of matching wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, integrated eye level oven and grill, separate gas hob with stainless steel cooker hood over, integrated dishwasher, storage in alcoves, breakfast bar, space for seating and dining, parquet floor, door to sun room, double glazed windows to front and rear and a central heating radiator.

## Bedroom One

11'5 x 10'3 (3.48m x 3.12m)

With a door leading from entrance hall, built-in wardrobes, double glazed window to rear and a central heating radiator.

## Bedroom Two

10 x 9'5 (3.05m x 2.87m)

With a door leading from entrance hall, loft access, double glazed window to front and a central heating radiator.

## Wet Room

With a door leading from entrance hall, shower and rail, WC, tiled walls, double glazed window to side and a central heating radiator.

### Sun Room

21'9 x 6'10 (6.63m x 2.08m)

With doors leading from kitchen living room and garage, space for seating, plumbing for washing machine, space for tumble dryer, work surfaces, built-in storage, door leading to the front of the property and further double doors and windows leading to rear garden.

### Garage

With an up and over door leading from the front of the property, light and power, door to sun room and a window to rear.

### Garden

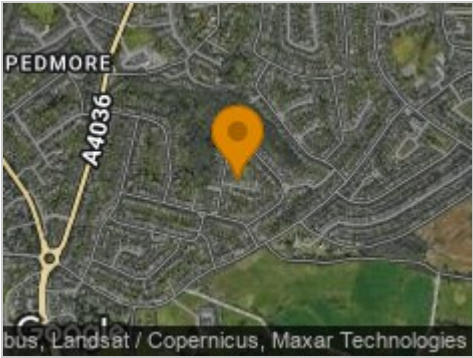
With double doors leading from sun room to a patio seating area, well maintained lawn, mature shrub borders and garden shed.



Road Map



Hybrid Map



Terrain Map



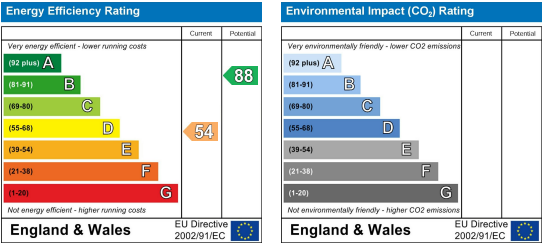
Floor Plan



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.