



Pedmore Court Road, Stourbridge DY8 2PH

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Situated within a private cul-de-sac location, shared with only a dozen other properties, is this executive and deceptively spacious three-bedroom detached dormer bungalow. The property has undergone a complete refurbishment in recent years, finished to high standards, with a particular focus on creating a perfect space for entertaining through its flawless open-plan layout. At the heart of the home is a thoughtfully designed and immaculately presented open-plan kitchen family room, spanning the full width of the property and complemented by luxury vinyl flooring throughout. To the front are two well-proportioned bedrooms, one benefiting from a stylish and modern en suite, completing the ground floor accommodation. Upstairs, the property boasts an impressive and spacious master bedroom, featuring a beautiful seating area, Velux windows providing ample natural light, an en suite, eaves storage, and an additional storage area. Further benefits include a downstairs cloakroom and a garage/store, adding a practical element to this stunning home. Externally, the property enjoys a beautifully presented and thoughtfully landscaped rear garden, offering a high degree of privacy and an ideal space for both relaxation and entertaining. The garden also features a substantial, fully insulated summer house, perfect for use as a home office. Occupying a central Pedmore address, the property is within close proximity to Hagley and Oldswinford, offering a variety of social amenities, as well as convenient railway access for commuters. Additionally, the home is ideally positioned for scenic walks across nearby Stourbridge Golf Course, to which it is adjacent, along with picturesque countryside trails leading into Hagley Village.





Front of the Property

To the front of the property is a tarmacadam driveway with block paved edging, a neatly maintained lawn with shrubbed borders, storm porch allowing access to the reception hall via a double glazed front door, and gated side access.

Reception Hall

With a double glazed composite door from the front, stairs leading to first floor, doors leading to various rooms, luxury vinyl flooring and a central heating radiator.

Open Plan Kitchen Family Room

23'7" x 36'5"

Lounge Area

23'7" x 16'0"

With a door from the reception hall, three double glazed windows to the rear, double glazed ceiling window, a brick-built fire surround with wooden mantle above, wall lights, luxury vinyl flooring, space for seating, double glazed sliding patio doors to the side, opening to kitchen/dining area and two central heating radiators.



Kitchen/Diner Area

15'4" x 19'5"

With an opening from lounge area, double glazed window to the rear, space for dining, double glazed sliding doors leading to the rear garden, a modern fitted kitchen with a range of wall and base units, centre island, granite worksurface over with matching splashback, one and a half bowl sink and drainer, integrated oven, plate warmer, induction hob with integrated extractor fan, integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated tall fridge/freezer, recessed spotlights, door leading to the cloakroom and two central heating radiators.

Cloakroom

With a door from the kitchen/diner area, WC, wash hand basin, decorative panelling, recessed spotlights and a central heating radiator.

Bedroom Two

12'5" x 11'1"

With a door from the reception hall, double glazed bay window to the front with fitted shutter blinds, luxury vinyl flooring and a central heating radiator.

En Suite

With a door from bedroom two, double glazed window to the side, modern free standing bathtub with shower attachment, separate shower cubical, WC, wash hand basin set into vanity unit, part tiled walls, tiled flooring, recessed spotlights, extractor fan and a chrome heated towel rail.

Bedroom Three

12'4" x 10'0"

With a door from the reception hall, double glazed bay window to the front with fitted shutter blinds, luxury vinyl flooring and a central heating radiator.



Bedroom One

12'5" x 25'8"

With stairs leading from the reception hall, five Velux windows to the rear, space for seating, built in wardrobes and drawers, doors to eaves storage, door to storage area with wall mounted boiler, door leading to en suite and a central heating radiator.

En Suite

5'6" x 10'6"

With a door from bedroom one, shower cubical, WC, wash hand basin, Velux window to the rear, recessed spotlights, extractor fan and a chrome heated towel rail.

Rear Garden

With a double glazed sliding patio doors from the lounge area and the kitchen/diner area leading to a large patio area, steps leading down to a neatly maintained lawn, mature shrub borders, outdoor lighting, outside tap and power point, a large summerhouse and gated side access.

Summer House

9'6" x 15'5"

With double glazed double doors from the rear garden, fully insulated, power and lighting, perfect for home office or entertaining with bar.

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.

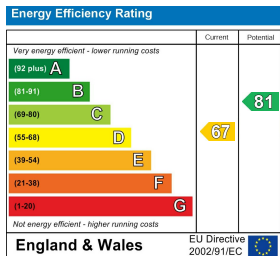
GROUND FLOOR



1ST FLOOR



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.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
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