HUNTERS®

HERE TO GET *you* THERE

Dudmaston, Beckman Road

Pedmore, Stourbridge, DY9 0UA

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Offers In Excess Of £450,000

Front of The Property
To the front of the property there is a large gravelled driveway, electric roller shutter door leading to garage, outside light and double glazed doors to porch.

Porch
With double glazed doors leading from the front of the property, space for cloaks, double glazed windows and further door to entrance hall.

Entrance Hall
With a door leading from porch, stairs to first floor landing, doors to various rooms and a central heating radiator.

Lounge
14'9" x 10'2" max (4.5 x 3.1 max)
With a door leading from entrance hall, feature fire place with fitted fire, exposed brick surround, decorative mantle and hearth, double glazed bay window to front and a central heating radiator.

Open Plan Kitchen Family Room
27'6" x 21'11" max (8.4 x 6.7 max)
With doors to various rooms, fitted with a range of matching shaker-style wall and base units, wooden worksurfaces with matching upstands, one and a half sink and drainer, centre island with integrated microwave, breakfast bar, two eye-level ovens, separate gas hob with stainless steel cooker hood over, dishwasher, space for American-style fridge freezer, space for seating and dining, feature fire place with log burning stove and decorative mantle, laminate floor, useful storage cupboard, recessed spotlights, skylight windows, double glazed bi folding doors and window to rear and central heating radiators.

Utility
10'5" x 7'2" (3.2 x 2.2)
With doors to various rooms, fitted with a range of shaker-style wall and base units, wooden worksurfaces over with matching upstands, stainless steel bowl sink, plumbing for washing machine, space for tumble dryer, WC, laminate floor, double glazed window to rear and a vertical column heating radiator.

Rear Hall
With doors to various rooms and double glazed door leading to rear garden.

Playroom
16'8" x 7'6" (5.1 x 2.3)
Open from kitchen family room, built-in storage, double glazed window to front and a central heating radiator.

Landing
With stairs leading from entrance hall and doors to various rooms.

Tel: 01384 443331

Bedroom One
17'4" x 7'10" (5.3 x 2.4)
With doors leading from landing and ensuite, double glazed window to front and a central heating radiator.

En Suite
With a door leading from bedroom, shower cubicle, WC and wash hand basin set into vanity unit, extractor, double glazed window to rear and a central heating towel rail.

Bedroom Two
14'9" x 12'1" max (4.5 x 3.7 max)
With a door leading from landing, fitted wardrobes, double glazed bay window to front and a central heating radiator.

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

Bedroom Four
7'10" x 6'10" (2.4 x 2.1)
With a door leading from landing, double glazed window to front and a central heating radiator.

Bathroom
With a door leading from landing, bath with shower over, fitted shower screen, WC, wash hand basin, double glazed window to rear and a central heating towel rail.

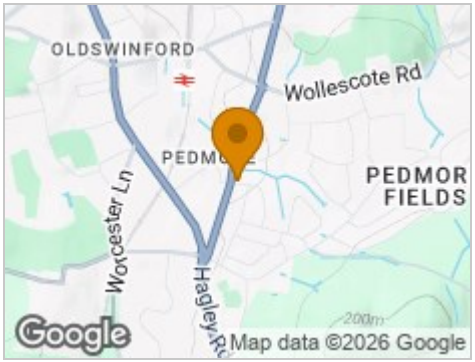
Garage
16'4" x 9'10" max (5 x 3 max)
With up and over door leading from the front of the property, door to rear hall, useful storage space, light, power and wall mounted central heating boiler.

Garden
With double glazed bi folding doors leading from kitchen family room to elevated seating area with steps down to artificial lawn, mature shrub borders housed by sleepers, pond, outside power, tap and double glazed door to rear hall.

Road Map

Hybrid Map

Terrain Map



Floor Plan

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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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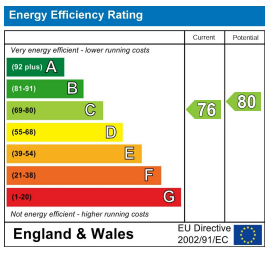
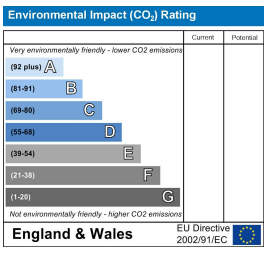
Viewing

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.

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com https://www.hunters.com