



Meadows Reach, Pedmore Lane, Pedmore, Stourbridge, DY9 0SY



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HUNTERS®
EXCLUSIVE

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Summary...

A rare and unique opportunity to purchase this deceptively spacious two bedroom detached bungalow with beautiful views across open fields opposite. Positioned on a substantial-size plot with large driveway and rear garden; the property has great amounts of potential and must be viewed to appreciate what's on offer. To summarise the accommodation on offer, buyers can expect porch and welcoming entrance hall, comfortable lounge diner with commanding views over the rear garden, well equipped kitchen, master bedroom with en suite and fitted wardrobes, further guest double bedroom, large bathroom, tandem garage with utility and bright and airy conservatory completing the property. Continuing outside the rear garden is mostly laid to lawn with mature shrubs and trees with multi functional car port suitable for a variety of uses. This property is perfect for those looking to downsize without compromising on space or quality. Additional benefits include being closely located to local shops and wider amenities available in both Stourbridge Town and Hagley Village and is located on a main bus route.



Front of The Property

To the front of the property there is a large tarmacked driveway, well maintained lawn to side, shrub borders, gated side access to rear garden, access to car port and double glazed doors to porch.

Porch

With double glazed doors leading from the front of the property and further door to entrance hall.

Entrance Hall

9'10" x 9'2"

With a door leading from porch, doors to various rooms, double glazed window to front and a central heating radiator.

Lounge Diner

20'4" x 13'1"

With a door leading from entrance hall, feature fire place with gas fire, space for seating and dining, wall lights, double glazed bow window to rear and three central heating radiators.

Kitchen

14'5" x 9'10"

With doors to various rooms, fitted with a range of matching wall and base units with worksurfaces over, one and a half stainless steel sink and drainer, integrated oven and grill, separate gas hob with cooker hood over, integrated fridge, storage cupboard, double glazed window to front and a central heating radiator.

Master Bedroom

16'0" x 15'5" max

With doors to various rooms, fitted wardrobes, drawers, dressing table and bed side cabinets, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from master bedroom, shower cubicle, WC, wash hand basin, tiled walls, shaver point, double glazed window to side and a central heating radiator.

Bedroom Two

12'9" x 9'10"

With a door leading from entrance hall, fitted wardrobes, drawers and dressing table, double glazed window to front and a central heating radiator.

Bathroom

With a door leading from entrance hall, corner bath, WC, wash hand basin, large airing cupboard, shaver point, double glazed window to side and a central heating radiator.

Conservatory

10'9" x 9'6"

With a door leading from garage, space for seating, tiled floor and double glazed windows and french doors to rear.

Garage

24'3" x 9'6"

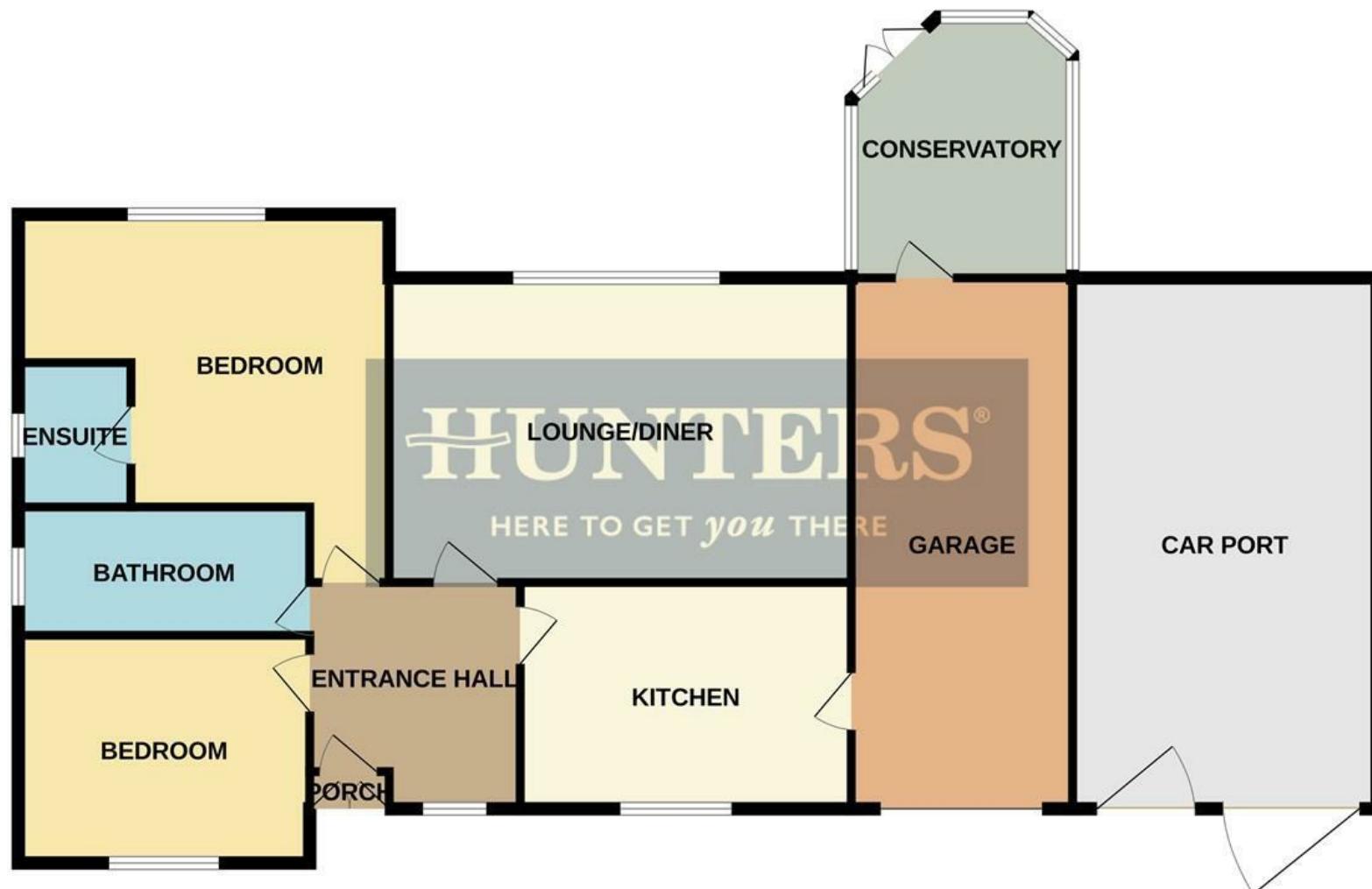
With up and over door leading from the front of the property and further door from kitchen, matching wall and base units with worksurface over, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, loft access, wall mounted central heating boiler, double glazed window to side and double glazed door to conservatory.

Garden

With double glazed french doors leading from conservatory to a large patio seating area, well maintained lawn, mature shrub borders, shed, gated side access to the front of the property and access to large car port providing additional storage and ideal space for workshop.

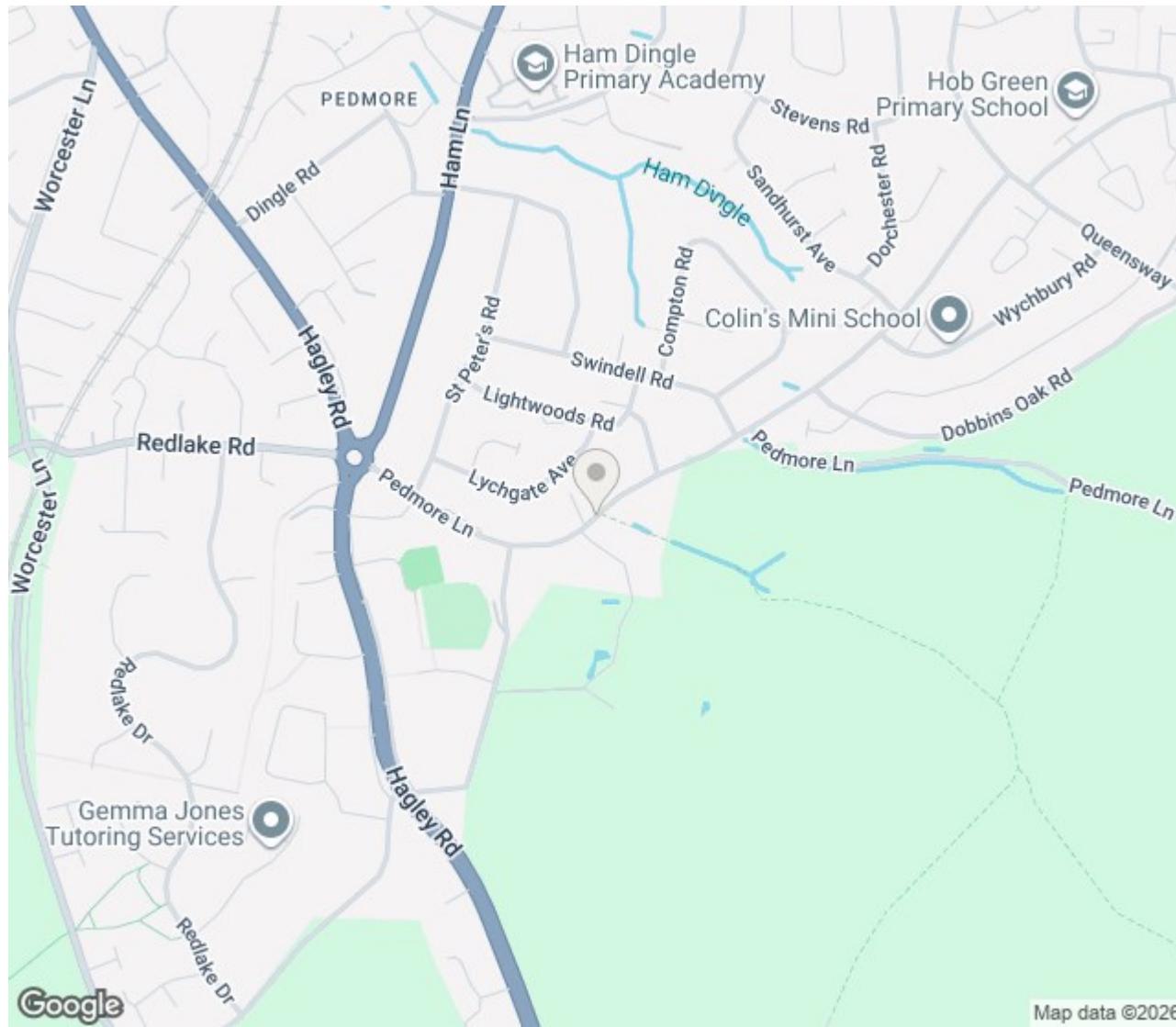


GROUND FLOOR



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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The current energy efficiency rating is 67, indicated by a yellow arrow pointing to the right. The potential energy efficiency rating is 75, indicated by a green arrow pointing to the right.

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.

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