

# HUNTERS®

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## Dorchester Road

Pedmore, DY9 0XF





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Offers In The Region Of £365,000



## Front Of The Property

To the front of the property there is a block paved driveway providing ample parking, storm porch with double glazed composite door leading to entrance hall and covered gated side access leading to garden.

## Entrance Hall

With a double glazed composite door leading from the front of the property, doors to various rooms, stairs to first floor landing, open under stairs storage space with recessed spotlights, wooden floor and a vertical column central heating radiator.

## Study/ Craft Room

8'6" x 8'6" (2.6 x 2.6)

With a door leading from the entrance hall, space for desk, wooden floor, double glazed window to front and a vertical column central heating radiator.

## Sitting Room

12'9" x 11'1" max (3.9 x 3.4 max)

With a door leading from the entrance hall, further double doors leading to lounge, space for seating or dining, wooden floor, double glazed bay window to front and a central heating radiator.

## Lounge

16'8" x 11'5" max (5.1 x 3.5 max)

With doors leading from the entrance hall and kitchen diner, double doors leading from sitting room, comfortable seating space, wood burner with slate hearth and decorative wooden mantle, recessed spotlights and wall lights, wooden floor, skylight window, double glazed french doors and windows to rear and a central heating radiator.

## Kitchen Diner

13'1" x 12'9" (4 x 3.9)

With doors leading from the entrance hall and lounge, fitted with a range of matching wall and base units, wooden work surfaces with complimentary upstands, integrated double oven, separate induction hob, cooker hood over, integrated fridge freezer and dishwasher, Belfast sink, space for dining table, recessed spotlights, wooden floor, double glazed french doors and window to rear, skylight window and a vertical column central heating radiator.

## Utility/ WC

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, wooden worksurfaces, plumbing for washing machine, space for tumble dryer, recessed spotlights, extractor fan and a chrome heated towel rail.

## Landing

With stairs leading from the entrance hall, loft access and doors to various rooms.

Tel: 01384 443331

### Bedroom One

12'9" x 11'1" (3.9 x 3.4)

With a door leading from the landing, exposed wooden floorboards, double glazed bay window to front and a central heating radiator.

### Bedroom Two

10'9" x 10'9" (3.3 x 3.3)

With a door leading from the landing, laminate floor, double glazed window to rear and a central heating radiator.

### L-Shaped Bedroom Three

12'1" x 10'9" max (3.7 x 3.3 max)

With a door leading from the landing, exposed wooden floorboards, double glazed window to front and a central heating radiator.

### Bathroom

With a door leading from the landing, large bath, separate shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, part tiled walls, extractor fan, double glazed window to rear and a chrome heated towel rail.

### Garden

With access via double glazed french doors leading from the lounge and kitchen diner to a chipping stone seating area, lawn, various fruit trees including plumb and bramley apple, pergola, mature shrub borders, outside light, tap, large workshop with light, power and wood burner, separate garden shed and covered gated side access leading to the front of the property.





Road Map



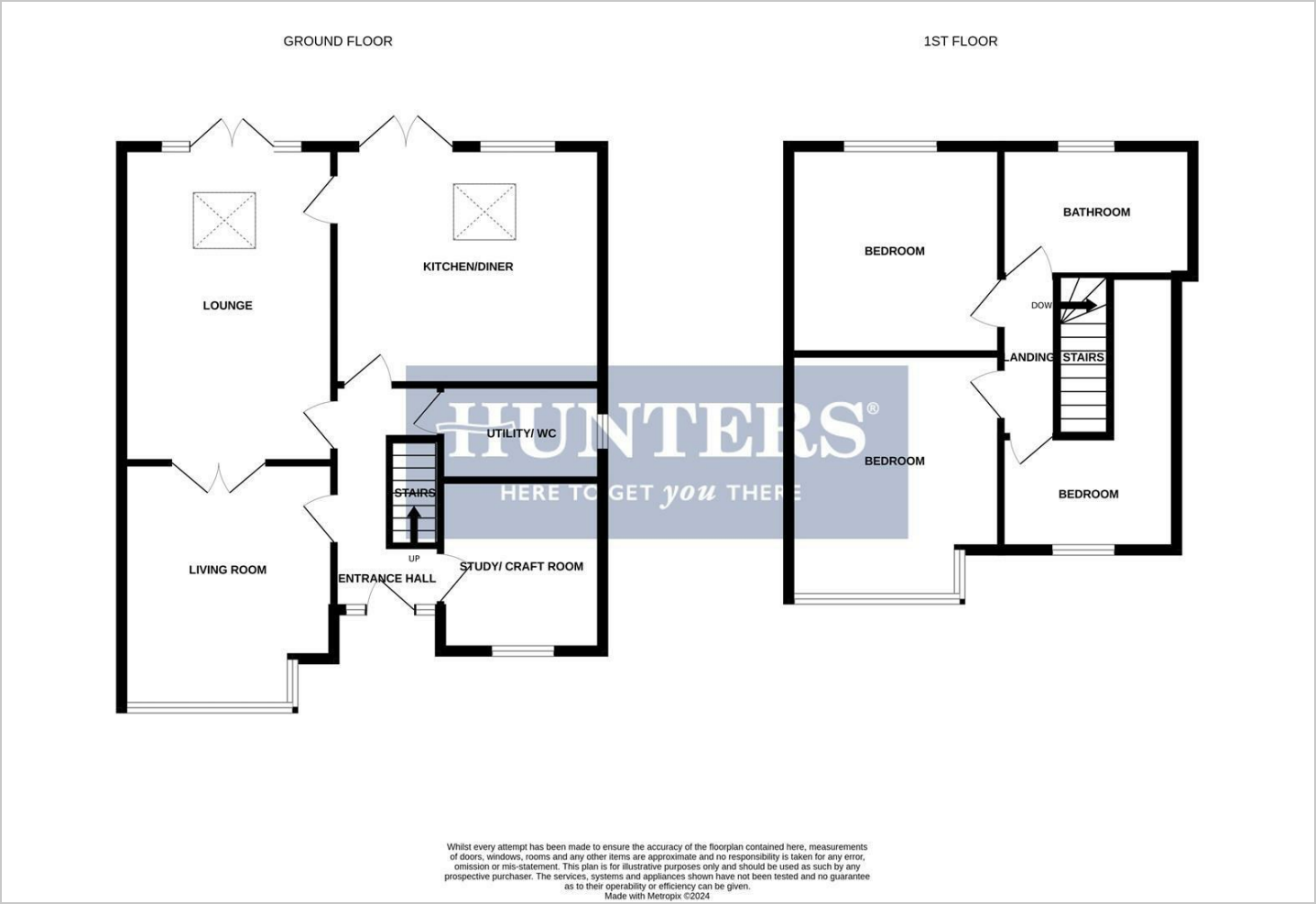
Hybrid Map



Terrain Map



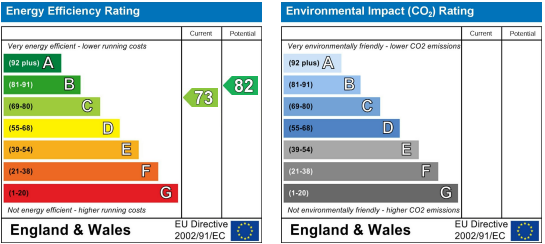
Floor Plan



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.