



**DREW ROAD, PEDMORE,  
STOURBRIDGE DY9 0UU**

**Taylor's**

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Lying in a **MOST PRESTIGIOUS** and **DESIRABLE 'PEDMORE' ADDRESS**, not far from **STEVENS PARK, GOOD LOCAL SCHOOLS** and **SERVICES**, and having been **MUCH-IMPROVED, EXTENDED** and **DELIGHTFULLY RE-PLANNED** by the current owners, stands this **'MUCKLOW-STYLE' THREE/FOUR BEDROOM DETACHED DORMER BUNGALOW**. having **GAS CENTRAL HEATING** and **DOUBLE GLAZING** the property comprises in brief; Entrance hallway, lounge, dining room, kitchen with separate utility room, games room, study/bedroom four, master bedroom with en-suite, family bathroom and two further first floor bedrooms. Adorning the front is a **GENEROUS BLOCK-PAVED DRIVEWAY** providing ample **OFF-ROAD PARKING** together with a **FRONT LAWN**, while to the rear stands a **RICH GARDEN AREA** with both **LAWN** and **PATIO AREAS**, together with a **PURPOSE-BUILT GARDEN ROOM**. A viewing is **ESSENTIAL TO APPRECIATE** the accommodation on offer! To view, please contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band D.



In further detail this stunning accommodation is spread over two levels and comprises;

### ENTRANCE HALLWAY 9'1" x 5'9"

Entered through a obscure composite double glazed front door, with adjoining composite double glazed side panels, having a gas central heating radiator, stairs to 1st floor accommodation (later detailed), ceiling lighting and doors to ground floor accommodation

### STUDY/BEDROOM FOUR 10'9" x 6'4"

Entered through a door from the entrance hallway, having a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

### BATHROOM 7'9" x 5'4"

Entered through a door from the entrance hallway, stunningly re-appointed with a three piece bathroom suite consisting of a fitted bath with overhead shower, bath panel, mixer taps, glass shower screen and chrome shower fittings, pedestal toilet, vanity wash hand basin with mixer tap, a gas centrally heated towel rail, wall tiling, an obscure UPVC double glazed window unit to front aspect and ceiling lighting.

### MASTER BEDROOM 14'1" x 12'3"

Entered through a door from the entrance hallway, having two gas central heating tall radiators, UPVC double glazed french doors with adjoining UPVC double glazed window units to garden aspect, and ceiling lighting.

### MASTER EN-SUITE 10'8" x 3'9"

Entered through a door from the master bedroom, delightfully appointed with a modern, three piece shower suite consisting of a 'walk-in' style shower unit with sliding glass shower screen door and chrome shower fittings, vanity unit housing toilet and wash hand basin with mixer tap, wall and splashback tiling, extractor fan and ceiling lighting.



### OUTSIDE

The property is situated in a most prestigious and desirable 'Pedmore' address, not far from Stevens Park, Stourbridge Junction and good local schools. Upon arrival, the property greets you with a block-paved driveway providing ample off-road parking facility, together with a front lawn area. To the rear lies;

### REAR GARDEN

Can be accessed either via the master bedroom, lounge or games room, this is a delightful and generous garden space having both patio area and rich lawn area. A most private space, which also attracts the sunshine and it overall provides an optimal space for both playing and entertaining. Further found to the rear of the garden is;

### GARDEN ROOM 13'7" x 7'6"

Entered through UPVC double glazed french doors with adjoining UPVC double glazed side panels, having electric, plug sockets and outside lighting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



#### LOUNGE 15'9" x 10'9"

Entered through a door from the entrance hallway, having a feature 'real-wood' log burning fire with tiled hearth and wood mantle, UPVC double glazed bi-fold door to garden aspect, a gas central heating radiator and wall and ceiling lighting.

#### DINING ROOM 16'6" x 6'3"

Entered through an opening from the lounge, having a gas central heating radiator, UPVC double glazed lantern roof pod and ceiling lighting.

#### GAMES ROOM/MUSIC ROOM 15'9" x 7'6"

Entered through a door from the dining room, having a electric radiator, UPVC double glazed french doors with adjoining UPVC double glazed side panels to garden aspect and ceiling lighting.

#### KITCHEN 14'2" x 12'0"

Entered through a door from the lounge, exquisitely furnished to a delightful standard. At floor level are a range of fitted base units having both cupboard and deep pan drawer storage, further housing and having plumbing for integrated dishwasher. Surmounted on top are 'marble-style' worktops having inset electric four-point induction hob and inset sink with mixer tap. At eye level is splashback upstand, extractor fan, a good range of wall-mounted cupboard units, larder-style cupboard units housing integrated fridge/freezer combination and oven/grill combination, UPVC double glazed lantern roof pod, two UPVC double glazed window units to front aspect, a tall gas central heating radiator and ceiling lighting.

#### UTILITY 6'1" x 4'8"

Entered through a door from the kitchen, having plumbing for washing machine, fitted base units providing cupboard storage with surmounted 'marble-style' worktops having inset sink with drainer and mixer tap, boiler and ceiling lighting.

### FIRST FLOOR ACCOMMODATION

#### LANDING 10'9" x 6'0"

Accessed via stairs from the entrance hallway, having UPVC double glazed window unit to front aspect, built-in cupboard storage, ceiling lighting and doors to first floor accommodation.

#### BEDROOM TWO 17'3" x 14'0"

Entered through a door from the landing, having a gas central heating radiator, UPVC double glazed window unit to front aspect, UPVC double glazed velux window unit, loft hatch to loft space and ceiling lighting.

#### BEDROOM THREE 12'8" x 7'7"

Entered through a door from the landing, having built-in cupboard storage, a gas central heating radiator, UPVC double glazed velux window unit and ceiling lighting.

#### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

### GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

### EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

### TENURE

The vendors advise the property is **FREEHOLD** Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

### VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

### CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

### PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



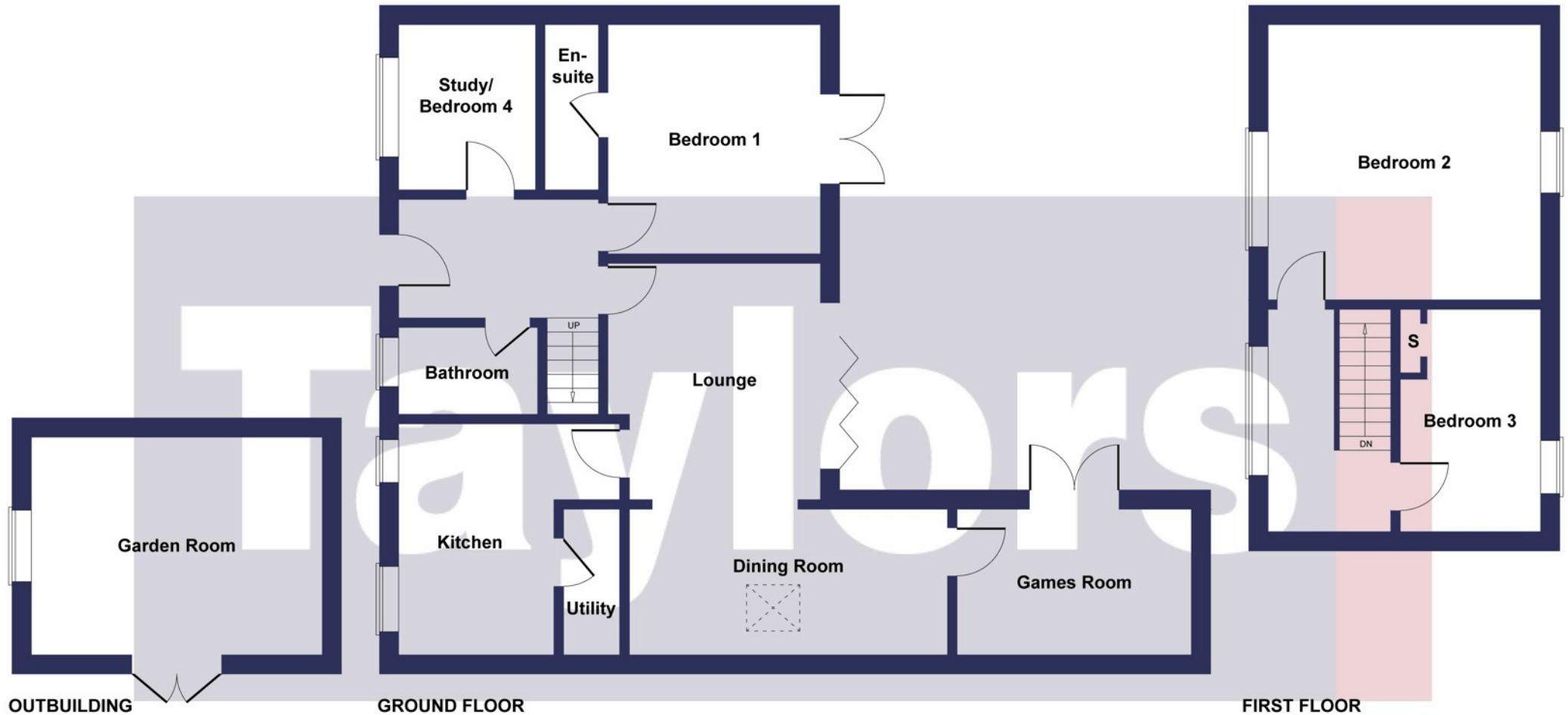
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**FOR GUIDE PURPOSES ONLY:**

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