



Pedmore

WALTON & HIPKISS

Established 1929

Premier Homes

**63 Chawn Hill,
Stourbridge, DY9 7JA**



The property is a three-bed double fronted traditional home approached over a tarmac driveway with an electric up-and-over garage door that leads into the one and a half garage, having ample parking to the front with a brick wall, mature shrubbery to one side, a step leads up onto a step that then leads through a hardwood door into the reception porch.

RECEPTION PORCH

Having quarry tiled flooring, ceiling light point and a further hardwood door that leads through into the reception hallway.

RECEPTION HALLWAY

Tiled flooring, single fitted radiator, ceiling light point, power points, telephone point with a door which leads into downstairs WC. Another doors that lead off into the dining room.

DINING ROOM:

11' 11" (max) x 11' 0" (max)

Having hardwood double glazed window to the front elevation with feature stained glass window above, double fitted radiator, coving to ceiling, picture rail, ceiling light point, ample power points, a hardwood flooring and a feature open fireplace set onto a raised hearth with Adam style fireplace surround. A further door off the hallway leads into the family lounge.

FAMILY LOUNGE: 19' 03" into the bay window x 12' 0" (max)

Having a hardwood double glazed bay window to the front elevation with feature stained glass window above, hardwood flooring, coving to ceiling, ceiling light point, ample power points, two single fitted radiators, TV aerial point, an open fireplace set onto a raised hearth with Adam style fireplace surround.

DOWNSTAIRS WC:

Having tiled flooring, a double fitted radiator, part tiled wall with feature border, a low level flush WC, wash hand basin with mixer tap over and a door which leads into understairs storage space.

KITCHEN:

15' 07" (max) x 11' 11" (max)

Accessed from the reception hallway and having a range of wall, drawer and base units with rolled top work surfaces and complementary splashback tiling, inset ceiling light points, a Belfast sink set into the work surfaces with mixer tap over, space for a Rangemaster cooker inset into the arch, tiled flooring, a breakfast bar area if required, ample power points surround, double fitted radiator and continuation of the tiled flooring then leads through into the utility area.

UTILITY AREA:

7' 02" (max) x 5' 11" (max)

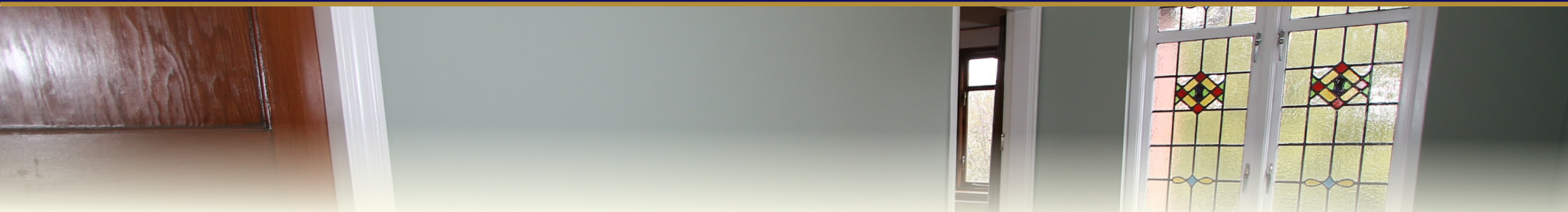
Having double fitted radiator, a hardwood window to the rear elevation with a hardwood door onto the rear, space for a washing machine if required, tumble drier, dishwasher or fridge under the counter units, a further Belfast sink set into the work surface units with taps over, cupboard space, access to loft storage space over the extension, ceiling light point and a door that leads through into the family room.

FAMILY ROOM:

16' 09" (max) x 12' 0" (max)

Having tiled flooring which is underfloor heated, a bay window to the rear which has double glazed hardwood windows and double glazed hardwood French opening doors to the patio area, inset ceiling light points, ample power points, floor lights that change colour, a raised hearth with feature fireplace, built-in cupboard space and power points surround.





LANDING

Stairs lead from the ground floor to the first-floor accommodation having a single fitted radiator with a hardwood single glazed stained glass window to rear, picture rail, ceiling light point and doors that lead off into the bedrooms.

BEDROOM TWO: 14' 06" (max) x 12' 01" (max)

Having a hardwood double glazed window to the rear elevation with a double fitted radiator beneath, picture rail, two ceiling light points, power points, TV aerial point and hardwood flooring.

BEDROOM ONE: 12' 07" (max) x 12' 0" (max)

Having a hardwood double glazed window to the front elevation with stained glass window above, a double fitted radiator beneath, picture rail, a ceiling light point, bamboo flooring which continues through to the en-suite shower room.

EN-SUITE SHOWER ROOM 6' 4" (max) x 4' 08" (max)

Having hardwood opaque window to the front elevation with stained glass window above, fully tiled walls, inset ceiling spotlights, corner shower cubicle, low level flush WC, wash hand basin and a double fitted radiator.

BEDROOM THREE: 12' 0" (max) x 12' 02" (max)

Having a hardwood double glazed window to the front elevation with a stained glass window above, a single fitted radiator, laminate flooring, picture rail, ample power points and TV aerial point with a ceiling light point.

FAMILY BATHROOM:

11' 09" (max) x 5' 09" (max)

Having a hardwood double glazed window to the rear elevation with opaque glazing, tiled flooring, a double fitted radiator, corner shower cubicle with fully tiled walls and rain head shower, feature rolled top bath with mixer taps over, chrome heated towel radiator, a low level flush WC, a wash hand basin with mixer tap and complementary splashback tiling, access to loft storage space, extractor fan and inset ceiling spotlights.

REAR ELEVATION

Approached from the front the double opening doors from family room, the utility door and from side access all leads onto a good-sized patio and entertaining area having outside water tap and lighting, a predominantly lawned rear garden with fencing surround, being tree lined and having space for a timber constructed potting shed at the rear if required and a patio area to the rear. The property is a mature aspect having various fruit trees to the garden. From the garden there is also a door that leads back into the garage.

GARAGE:

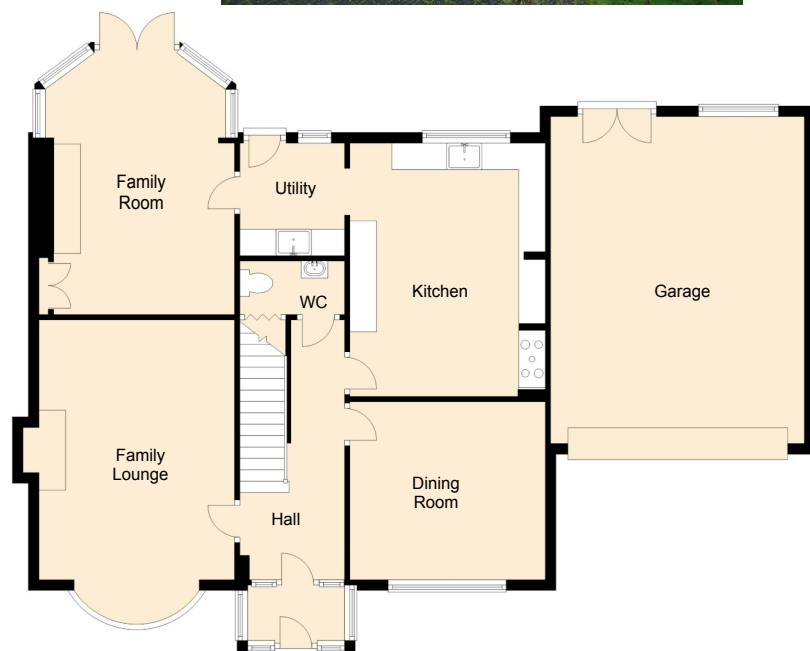
Having power points, light point and housing the combination boiler.

The property is well presented and must be viewed to appreciate the accommodation on offer.

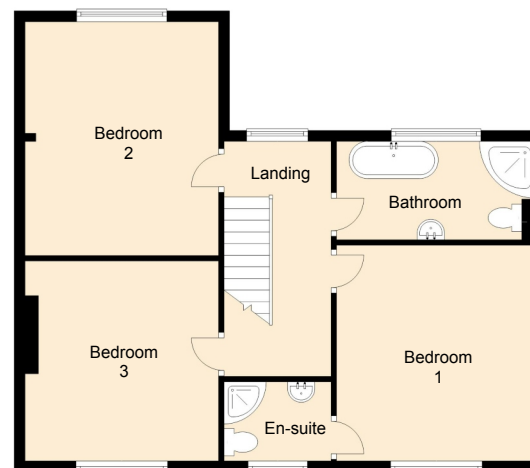
TENURE:

The property is Freehold.



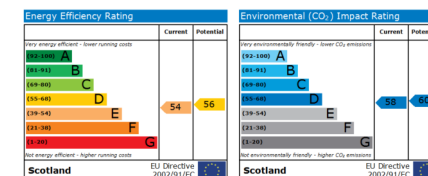


Ground Floor



First Floor

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