



WALTON & HIPKISS

Established 1929

Premier Homes

**38 Sandhurst Avenue, Pedmore,
Stourbridge DY9 0XL**



The property is approached over an in-and-out tarmac driveway with garage to either side of the property and lawned area with mature trees in the front of the driveway and the property is then approached via a UPVC porch.

PORCH

With double doors opening up into the porch area which has a tiled floor, downlighter ceiling point and cupboard for storage which then leads through an opaque glazed and UPVC front door into the hallway.

RECEPTION HALLWAY

Having a fitted radiator, ceiling light point, coving to ceiling, stairs leading to the first floor, cloaks cupboard and doors leading off into:

BATHROOM:

7'02" (max) x 5'06" (max)
Being fully tiled, downlighters, coving to ceiling, opaque UPVC window, bath with shower attachment, pedestal WC, pedestal wash hand basin with mirror over, fitted towel rail, fitted radiator and door to very useful storage cupboard.

Door leading from hallway into what is currently a study but could be bedroom three.

STUDY/BEDROOM THREE: 11'00" x 10'08" (max)

Having window to front elevation, coving, ceiling light point, fitted radiator and storage cupboards or wardrobe, various power points and TV aerial point.

KITCHEN: 12'00" (max) x 6'07" (max)

Having a range of base cupboards and wall units, wall units with lights above, ceiling downlighters, tiled floor, underfloor heating, tiled splashback, one and a half bowl sink and drainer with mixer tap over, UPVC window overlooking the garden, integrated dishwasher, integrated fridge, integrated oven and grill, electric hob inset into work surface and a door through to a utility area.

UTILITY AREA: 8'08" (max) x 4'04" (max)

Having space for freezer, washer/dryer, storage cupboards and space for what is currently a wine fridge, ceiling light point, window to side elevation, a Worcester Bosch boiler, electric circuit breaker and door to the garden and access to garage. A door from the hallway leads into the lounge.





LOUNGE: 16'07" (max) x 10'11" (max)

Having French doors opening onto the patio, coving to ceiling, ceiling light point, wall lighting, TV aerial point, fitted radiator, double doors into the dining room, wooden fireplace with marble hearth and inset gas fire with ornamental surround and double doors opening into the dining room.

DINING ROOM: 12'07" (max) x 10'11" (max)

Having window to the front elevation with a fitted radiator beneath, coving to ceiling, ceiling light point and various power points. Stairs then lead from the ground floor to the first floor landing which has a UPVC window to the front elevation, ceiling light point, fitted radiator and door to bedroom two.

BEDROOM TWO: 12'09" (max) x 9'03" (max)

Having a window to the side elevation, ceiling light point, fitted radiator and door to fitted wardrobe and various power points.

BEDROOM ONE: 15'05" (max) x 13'11" (max)

Being of an irregular shape and having a window to the front elevation with a fitted radiator beneath,

ceiling light points, fitted wardrobes, various power points, door to en-suite shower room and T.V point.

ENSUITE SHOWER ROOM:

Having WC, wash hand basin with cupboard beneath, shower cubicle, ceiling light point, radiator, heated towel rail, fully tiled walls and floor and window to front elevation.

REAR GARDEN

The garden is approached via the French doors from the lounge, via side gate and from the back of the garage onto a paved patio with a further raised patio with borders around full of mature shrubs and there is outside lighting to both front and rear of this property.

GARAGES

Both having ceiling light points and power points. To the side of the property there is a water tap and various PIR lights.

TENURE:

The property is freehold.



