





38 Sandhurst Avenue, Pedmore, Stourbridge DY9 0XL

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tarmac driveway with garage to either side of the Having window to front elevation, coving, ceiling property and lawned area with mature trees in the light point, fitted radiator and storage cupboards or front of the driveway and the property is then wardrobe, various power points and TV aerial point. approached via a UPVC porch.

## **PORCH**

which has a tiled floor, downlighter ceiling point and cupboard for storage which then leads through an

### **RECEPTION HALLWAY**

Having a fitted radiator, ceiling light point, coving to through to a utility area. 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 and door to the garden and access to garage. basin with mirror over, fitted towel rail, fitted radiator A door from the hallway leads into the lounge. and door to very useful storage cupboard.

Door leading from hallway into what is currently a

The property is approached over an in-and-out STUDY/BEDROOM THREE: 11'00" x 10'08" (max)

12'00" (max) x 6'07" (max) Having a range of base cupboards and wall units, With double doors opening up into the porch area 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, opaque glazed and UPVC front door into the hallway. UPVC window overlooking the garden, integrated

dishwasher, integrated fridge, integrated oven and grill, electric hob inset into work surface and a door

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









KITCHEN:





# WALTON & HIPKISS



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. The garden is approached via the French doors and various power points.

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 various power points.

BEDROOM ONE: 15'05" (max) x 13'11" (max) Being of an irregular shape and having a window The property is freehold. 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**

from the lounge, via side gate and from the back of Stairs then lead from the ground floor to the first 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. point, fitted radiator and door to fitted wardrobe and 
To the side of the property there is a water tap and various PIR lights.

### TENURE:













Garage

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**Ground Floor** 

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