



Chawn Park Drive, Stourbridge

Offers in the Region of £285,000

Features:

- Extended Semi-Detached Family Home
- Four Generous Bedrooms
- Lounge/ Diner
- Modern Kitchen
- Family Bathroom
- Pleasant rear Garden with decking
- Off-road parking
- EPC - E

Description:

A superb family home in Pedmore, which has been recently extended to incorporate a fourth bedroom and modern bathroom.

The property in brief: The sitting room is currently used as a play/music room, and this space could have several uses to suit. Through to the lounge/diner which is a generous space and has a feature fireplace and patio doors leading to the decking area, perfect for summertime. The kitchen benefits from an integrated gas hob, oven and dishwasher, and has space for an American style fridge/freezer.

Downstairs, bedroom one has built in wardrobes with sliding doors, bedroom two benefits from an en suite and bedroom three sits to the front of the property. The extension is to the back of the property and features the fourth bedroom and a modern bathroom with a separate bath and shower cubicle. There is also a utility room with cupboard storage and a sink, and has enough space for a washer and dryer, as well as a fridge/freezer.

Outside: The rear garden has a patio area with steps leading to the lawn, and there is also a vegetable patch. The rear has a back gate for access. The decking is accessed from the lounge/diner, and offers some superb park views. To the front, there is a driveway for private parking, and a well maintained lawn. There is also a storage area accessed via patio steps from the front.

This property is situated near to several local primary schools for all ages, making it ideal for families as well as its close proximity to both Stevens and Mary Stevens Parks. There is a local convenience store nearby, and Stourbridge town centre is close providing further access to shops, supermarkets and eateries. For commuting, Stourbridge Junction is less than a mile away providing rail access to Birmingham and Worcester. The M5 is also accessible.



Details:

Sitting Room

15' 0" x 11' 2" (4.57m x 3.40m)

Lounge/Diner

21' 3" x 11' 5" max (6.47m x 3.48m)

Kitchen

10' 11" max x 10' 0" max (3.32m x 3.05m)

Bedroom One

10' 7" to wardrobe x 11' 4" (3.22m x 3.45m)

Bedroom Two

11' 4" x 10' 7" max (3.45m x 3.22m)

En Suite

3' 5" x 7' 5" (1.04m x 2.26m)

Bedroom Three

7' 9" x 11' 3" max (2.36m x 3.43m)

Bedroom Four

8' 7" x 9' 1" (2.61m x 2.77m)

Bathroom

11' 1" x 5' 9" (3.38m x 1.75m)

Utility

8' 3" x 7' 10" (2.51m x 2.39m)

EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01384 319 400.



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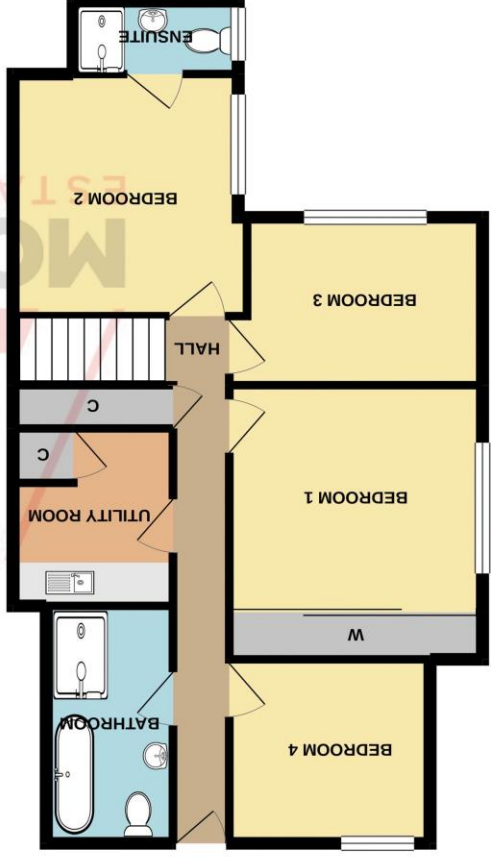
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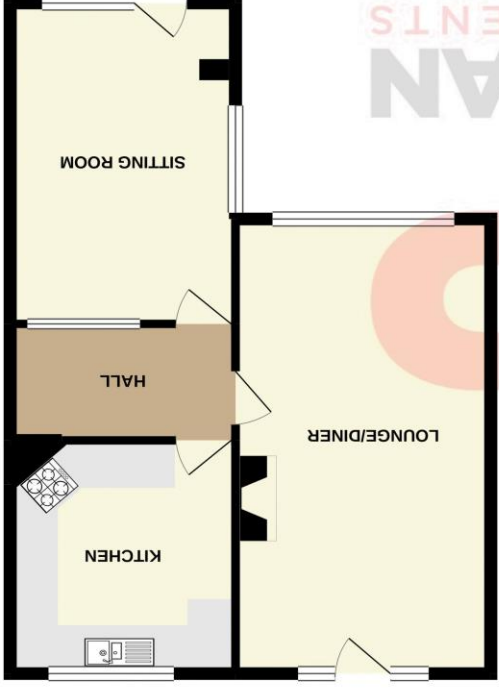
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GROUND FLOOR
675 sq. ft. (62.7 sq. m.) approx.



1ST FLOOR
560 sq. ft. (52.0 sq. m.) approx.



TOTAL FLOOR AREA: 1235 sq. ft. (114.7 sq. m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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