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# LexAllan

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The Auction House 87/88 St Johns Road  
Stourbridge DY8 1EH

Tel 01384 379450

Detached Family Home | Three  
Bedrooms | Kitchen Diner |  
Living Room | Family Bathroom  
| Garage | Rear Garden | Off  
Road Parking | No Upward  
Chain | Viewing's Highly  
Recommended

324 Hagley Road  
Pedmore  
DY9 0RD





## The Property

A wonderful three bedroom detached home offering a fantastic family accommodation and no upward chain within this very popular address.

The approach is by way of a beautiful lawn area and tarmac driveway providing parking for numerous vehicles. The driveway also leads you to the single garage and access to the rear garden.

On the ground floor there is an entrance hall which has stairs rising to the first floor and doorways leading to a spacious living room and fitted dining kitchen. The kitchen benefits from built in base and wall cupboards, laminate work tops, plumbing for washing machine, integrated fridge and freezer, built in oven and electric hob. There is a useful storage cupboard and a wall cupboard housing the boiler. The dining area has doors leading to the living room and also patio doors leading out into the fabulous rear garden.

The first floor benefits from a spacious landing having a loft hatch for access and a useful airing cupboard housing the water tank. There are two fantastic double bedrooms with built in wardrobes and a third bedroom also. There is a family bathroom to the rear of the property which briefly comprises bath with shower fitting, pedestal wash hand basin and low flush WC.

There is a garden to the rear of the property having patio areas, lawn areas, flowers and flowering shrubs and two gated side access.

## The Location

Located in popular Pedmore being close to schools of excellent repute, local pubs and restaurants and ideal for commuters travelling to Birmingham, Worcester or further afield to London. The property is situated on a service road parallel to Hagley Road.

EPC Rating: D



Living Room 17'5 x 11'10

Kitchen Diner 17'5 x 10'11

Bedroom Two 10'10 x 8'9

Bedroom Three 9'1 x 6'5

Bedroom One 11'1 x 8'7

Garage 16'4 x 8'2

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