



Taylors

Denton Road, Pedmore Hill, Stourbridge, DY9 8YE

Offers Over £300,000

3 1 2



This charming and well-presented three-bedroom detached property in the Pedmore Hill development within Stourbridge offers a perfect blend of comfort and modern living. The highlight of the home is its impressive kitchen, designed with contemporary fittings, and there are two spacious reception rooms that provide versatile areas for relaxation and entertaining. The property has gas central heating and double glazing, ensuring a warm and energy-efficient environment throughout the year. Outside, a large private garden creates a tranquil retreat, ideal for outdoor activities, gardening, or simply enjoying the fresh air. This delightful home combines style and functionality, making it an ideal choice for families or professionals. Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC C.

Porch - 1.96m x 1.45m (6'5" x 4'9") at widest points

Hall - 1.63m x 1.24m (5'4" x 4'1")

Sitting Room - 4.57m x 3.66m (15'0" x 12'0") at widest points

Dining Room - 4.62m x 3.2m (15'2" x 10'6")

Kitchen - 4.57m x 2.74m (15'0" x 9'0") at widest points

Lobby

Guests Cloakroom - 1.37m x 0.79m (4'6" x 2'7")

Utility - 2.77m x 2.34m (9'1" x 7'8")

Landing - 2.49m x 1.85m (8'2" x 6'1") including stairs

Bedroom One - 3.99m x 2.51m (13'1" x 8'3") measured from fitted wardrobes

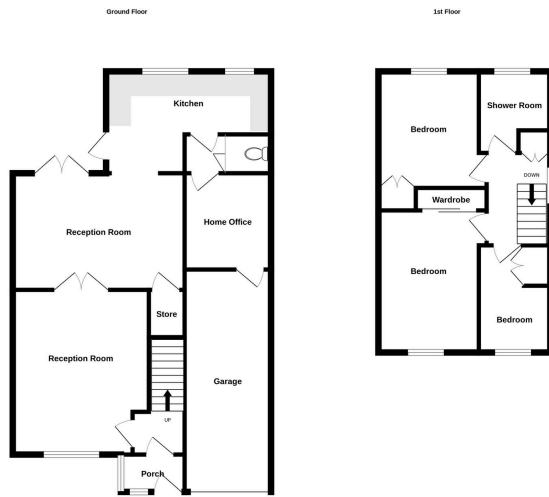
Bedroom Two - 3.25m x 2.54m (10'8" x 8'4")

Bedroom Three - 2.77m x 2.01m (9'1" x 6'7")

Shower Room - 2.26m x 1.93m (7'5" x 6'4") at widest points

Garage - 6.48m x 2.46m (21'3" x 8'1")





Measurements are approximate. Not to scale. Illustrative purposes only.
 Plans are subject to change.

- WELL PRESENTED DETACHED HOUSE IN A PRIME LOCATION
- TWO RECEPTION ROOMS
- MODERN WHITE SHOWER ROOM
- LARGE PRIVATE REAR GARDEN
- IMPRESSIVE REFITTED KITCHEN
- BLOCK PAVED DRIVE TO GARAGE



Energy performance certificate (EPC)

5 Dalton Road STOURBRIDGE DY8 1TS	Energy rating C	Valid until 9 December 2034
Property type Detached house		Certificate number 8023-2029-3304-7602-8104
Total floor area 93 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-ratings-property) (<https://www.gov.uk/government/guidance/energy-ratings-property>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylor's nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylor's have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylor's accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.