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44 Drew Road, Pedmore, Stourbridge, DY9 0UU

This substantial and thoughtfully extended three bedroom detached bungalow offers generous and versatile accommodation arranged over two floors, occupying a highly regarded address in Pedmore. With excellent amenities, local services and open green spaces all close by, the location is as appealing as the property itself.

Having been well maintained throughout the years of ownership, this is a home that will undoubtedly appeal to those looking to downsize without compromising on space, versatility or outdoor living. The property has been carefully extended and re-planned to create a spacious and adaptable home.

In brief, the accommodation comprises: reception hall, lounge with opening through to the dining room and bi-fold doors providing access to the garden, modern fitted kitchen, separate utility room, sitting room, study, master bedroom with en-suite and family bathroom. To the first floor are two further well-proportioned bedrooms, making this a genuinely versatile three bedroom home.

A particular highlight is the private and peaceful rear garden, offering a combination of lawn and patio areas, together with a purpose-built garden room — an ideal space for hobbies, home working or simply enjoying the garden. To the front, a generous driveway provides ample off-road parking.

Drew Road is now offered for sale with NO UPWARD CHAIN, making this an excellent opportunity for buyers seeking a substantial and versatile detached bungalow in a highly desirable Pedmore location. Call us today to arrange your viewing — this is one not to be missed!





Reception Hall
Entered through an obscure composite double-glazed front door, with adjoining composite double-glazed side panels. The entrance hall benefits from a gas central heating radiator, stairs rising to the first-floor accommodation, and doors providing access to the ground-floor rooms.

Lounge
Entered through a door from the entrance hallway, this room features a real-wood log-burning fire with tiled hearth and timber mantle, creating an attractive focal point. UPVC double-glazed bi-fold doors provide access to the garden, while additional features include a gas central heating radiator and wall and ceiling lighting.

Dining Room
Entered through an opening from the lounge, the room benefits from a gas central heating radiator, a UPVC double-glazed lantern roof pod, and ceiling lighting.

Kitchen
Entered through a door from the lounge, this beautifully appointed kitchen has been fitted to an excellent standard. At floor level is a comprehensive range of fitted base units, incorporating a combination of cupboards and deep pan drawers, together with housing and plumbing for an integrated dishwasher. The units are complemented by marble-effect worktops incorporating an inset four-ring electric induction hob and inset sink with mixer tap. A matching upstand provides a practical splashback, with a fitted extractor fan above. There is also a good range of wall-mounted cupboard units, together with larder-style storage housing an integrated fridge/freezer and oven/grill combination. Further features include a UPVC double-glazed lantern roof pod, two UPVC double-glazed windows overlooking the front aspect, a tall gas central heating radiator and ceiling lighting.

Utility
Entered through a door from the kitchen, the utility room benefits from plumbing for a washing machine and a range of fitted base units providing useful cupboard storage. The units are complemented by marble-effect worktops, incorporating an inset sink with drainer and mixer tap. Further features include the wall-mounted boiler and ceiling lighting.

Sitting Room
Entered through a door from the dining room, this room benefits from an electric radiator, UPVC double-glazed French doors with adjoining UPVC double-glazed side panels providing access to the garden, and ceiling lighting.

Study
Entered through a door from the entrance hallway, this room benefits from a gas central heating radiator, UPVC double-glazed window overlooking the front aspect, and ceiling lighting.









Master Bedroom
Entered through a door from the entrance hallway, this room benefits from two tall gas central heating radiators, UPVC double-glazed French doors with adjoining UPVC double-glazed window units overlooking the garden, and ceiling lighting.

En-Suite
Entered through a door from the master bedroom, this delightfully appointed en-suite shower room features a modern three-piece suite comprising a walk-in style shower enclosure with sliding glazed screen door and chrome shower fittings, together with a vanity unit incorporating a WC and wash hand basin with mixer tap.

Bathroom
Entered through a door from the entrance hallway, this stunningly re-appointed bathroom features a modern three-piece suite comprising a fitted bath with bath panel, mixer taps, overhead shower and glass shower screen with chrome shower fittings, together with a pedestal WC and vanity wash hand basin with mixer tap. Further features include a gas centrally heated towel rail, wall tiling, an obscure UPVC double-glazed window overlooking the front aspect, and ceiling lighting.

Landing
Accessed via stairs from the entrance hallway, the first-floor landing benefits from a UPVC double-glazed window overlooking the front aspect, built-in cupboard storage and ceiling lighting, with doors providing access to the first floor accommodation.

Bedroom 2
Entered through a door from the landing, this room benefits from a gas central heating radiator, UPVC double-glazed window overlooking the front aspect and a UPVC double-glazed Velux window. Further features include a loft hatch providing access to the loft space and ceiling lighting.

Bedroom 3
Entered through a door from the landing, this room benefits from built-in cupboard storage, a gas central heating radiator, UPVC double-glazed Velux window and ceiling lighting.

Rear Garden
The property benefits from a delightful and generously proportioned garden, comprising both a paved patio area and a well-maintained lawn. Offering an excellent degree of privacy while enjoying plenty of sunshine, the garden provides an ideal space for outdoor entertaining, relaxing and family play.

Garden Room
Entered through UPVC double-glazed French doors with adjoining UPVC double-glazed side panels, this space benefits from electricity, power sockets and external lighting.

Tenure (Freehold).
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements.







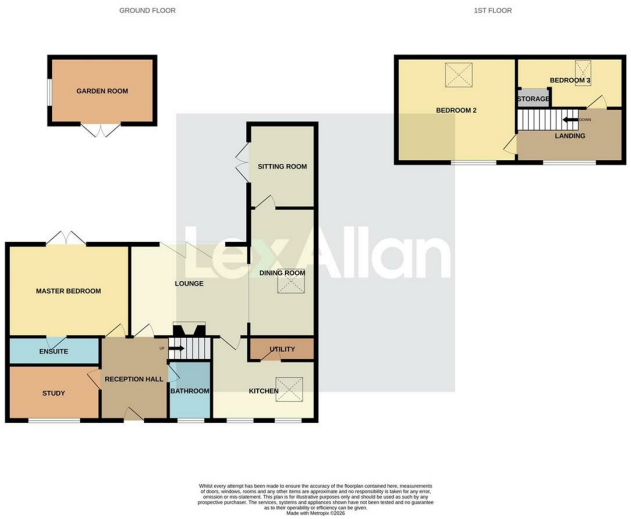






You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

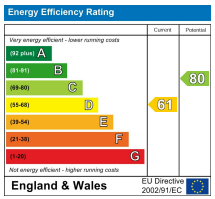
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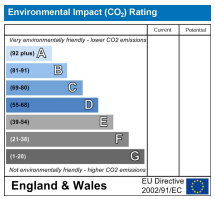












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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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