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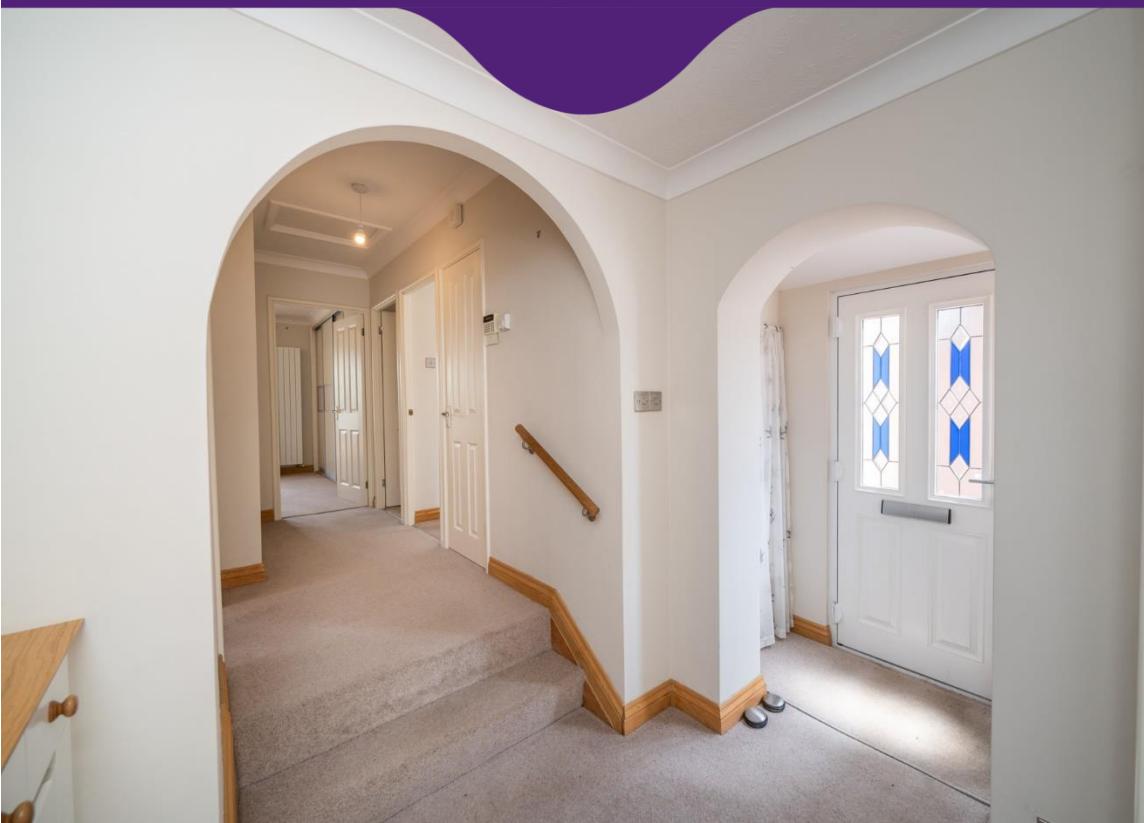
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**Melrose Avenue**  
Pedmore, Stourbridge

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54 Melrose Avenue, Pedmore, Stourbridge DY8 2LE

This improved and re-appointed, modern, 3 Bedroom Detached Bungalow with Conservatory & Double Garage was originally built by Lovell Homes in the mid 1980's as part of The Links development, situated towards the bottom of Melrose Avenue at this much sought after address, leading off Love Lane, close to Stourbridge golf course, Lea Vale Playing Field – home of Oldswinford Cricket Club, well placed for Mary Stevens Park and in a great location for amenities, schools, Oldswinford & Stourbridge Town, together with Stourbridge Railway junction and excellent road links to the M5 Motorway and beyond.

The Bungalow is well presented throughout and offers turn the key ready, move in condition and is further enhanced with an excellent frontage and Driveway providing off road parking for several cars leading to the Detached Double Garage and there is a low maintenance Rear Garden.

With gas central heating, UPVC double glazing and comprising: Split-level Reception Hall with Store, L Shaped Lounge/Dining Room, Kitchen, 3 Bedrooms (Bedroom 1 with Refitted En-Suite), Bathroom, wide Rear Conservatory and Double Garage with rear Store Room.

OVERALL, THIS IS AN IMPROVED, MODERN BUNGALOW IN A DESIRABLE LOCATION – AVAILABLE WITH NO ONWARD CHAIN AND IS WELL WORTH INTERNAL INSPECTION TO FULLY APPRECIATE ITS SIZE AND LAYOUT.

There is a split level Reception Hall having 2 steps, oak skirting, composite double glazed main entrance door, useful Store and loft access.

The Lounge/Dining Room is L shaped to the front, with the Lounge Area having double doors from the Hall, mantel fireplace with hearth and electric fire, bow window, oak skirting and opening to the Dining Area with front window, oak skirting and door to Kitchen.

The Kitchen has a modern range of oak style wall and base cupboards with worktops, tiled splash backs, sink with mixer tap, Neff built-in double oven, Bosch 4 ring gas hob with cooker hood over, integrated fridge, integrated freezer, appliance space, rear window, part double glazed side door, tiled floor, Airing Cupboard with tank and door to Hall.

There is a Master Bedroom with oak skirting, built-in wardrobes with 3 sliding doors, vertical radiator and rear UPVC double glazed doors to Conservatory. A door gives access to the refitted En-Suite having a white suite with corner shower cubicle with curved screen doors, semi-recessed basin with vanity cupboard below, wc with concealed cistern, tiled walls, tiled floor, side window, radiator with towel rail and extractor.

Bedroom 2 is a double size room with oak skirting, built-in wardrobe and rear UPVC double glazed doors to the Conservatory.

The Conservatory is a good width running behind Bedroom 1 & 2, with a brick base and UPVC double glazing with top opening windows, double doors to Garden, tiled floor, power points and radiator.



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Bedroom 3 is also a double room with built-in wardrobe, oak skirting and front window.

There is a modern white Bathroom having bath with shower over and side screen, semi-recessed basin with vanity cupboards below, wc with concealed cistern, tiled walls and floor, chrome ladder radiator, side window, shaver point and extractor.

The Detached Double Garage has an electric shutter door, side pedestrian door, strip lights, base cupboards, worktop and wall cupboard, power points and opening at the rear to a generous size Store Room having rear double glazed windows and strip light.

At the front there is a lawn together with a large concrete imprinted Driveway providing excellent off road parking.

The Rear Garden is low maintenance having concrete imprinted side area with pathway and gate to front, raised planting bed, ramped area behind the Conservatory with wall and wrought iron rail, side concrete imprinted patio and adjoining small lawn and rear border. There is also a good size side area behind the Garage.

Tenure: Freehold

Council Tax Band: F

Construction: Brick with pitched tiled roof. Services: All main services are connected.

Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

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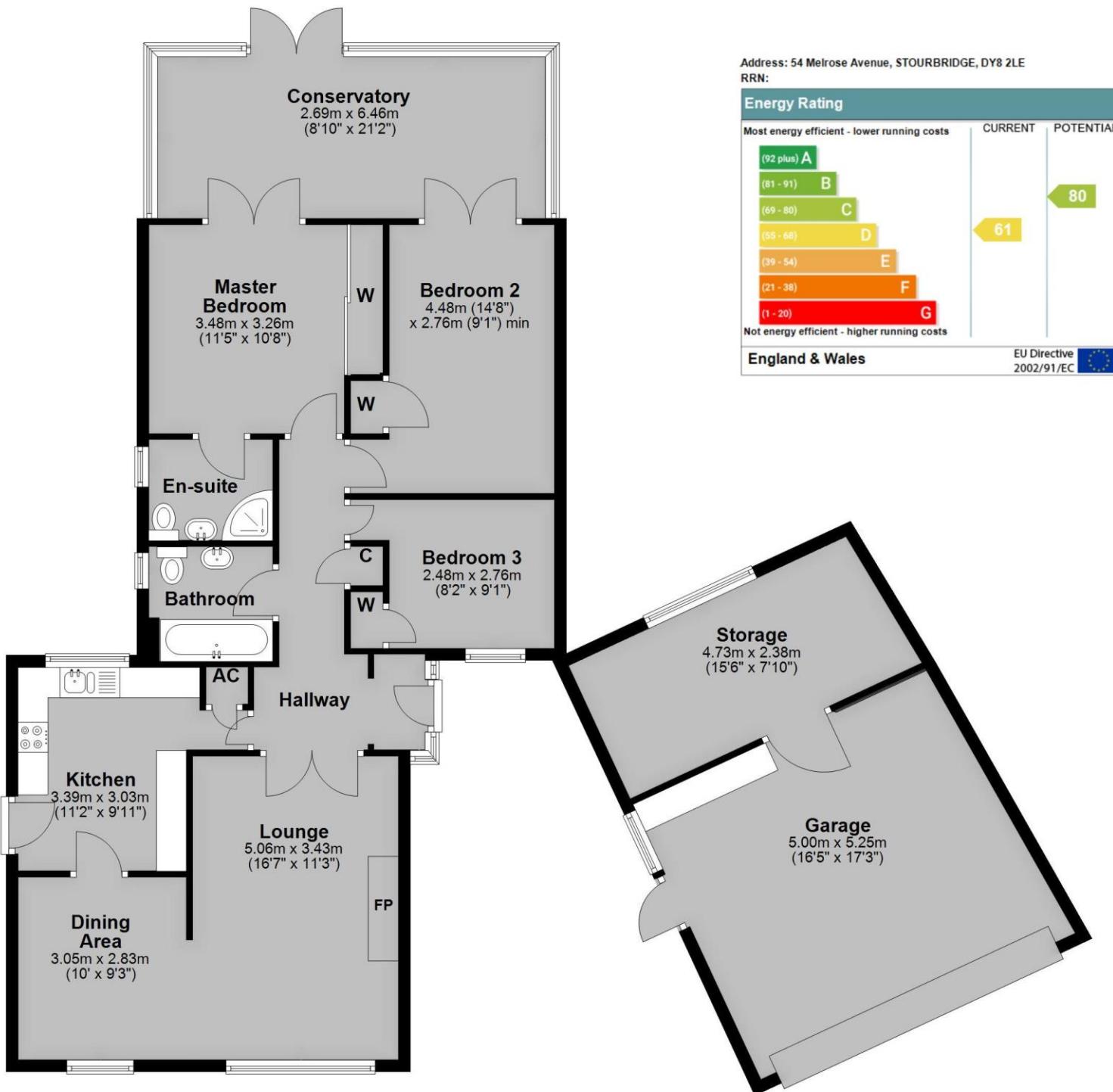
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## Ground Floor

Main area: approx. 109.0 sq. metres (1173.0 sq. feet)  
 Plus garages, approx. 28.2 sq. metres (303.4 sq. feet)  
 Plus storage, approx. 12.8 sq. metres (137.6 sq. feet)



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on  
<https://www.leeshaw.com/downloads/referral-fees.pdf>



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