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'The Beeches'

18a Dingle Road, Pedmore, Stourbridge

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**'The Beeches' 18a Dingle Road
Pedmore, Stourbridge, DY9 0RS**

This distinctive and stylish, individual 4 Bedroom (2 En-Suite) modern Detached Family Home with Glass Room, offers well-presented, surprisingly spacious accommodation well worth internal inspection to fully appreciate, being ideally located at this much sought after Pedmore address, benefiting from off road Driveway parking with electric gated entrance and low maintenance front and rear garden.

The property is well placed for schools, Stourbridge Junction train station, Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network.

With gas central heating, UPVC double glazing and briefly comprising: Reception Hall, Guest Cloakroom, Lounge with wide opening to Dining Room, Rear Glass Room, Fitted Study, Breakfast Kitchen, Utility, Landing, 4 excellent Bedrooms (Bedroom 1 & 2 with built-in wardrobes & En-Suite Shower Room), Refitted House Bathroom & Garage.

OVERALL, THIS IS A QUALITY MODERN FAMILY HOME ENJOYING A DELIGHTFUL POSITION - VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor there is an open Canopy Porch Entrance with front door leading to the Reception Hall having Karndean floor and stairs leading off.

There is a Guest Cloakroom with white suite having wc and basin with vanity cupboard below, tiled splash back, window and Karndean floor.

The main Lounge also has a Karndean floor, mantel fireplace with hearth and inset fire, wide opening to the Dining Room at the front, with Karndean floor and bay window and there are doors from the Lounge to the rear which give access to the Glass Room. This is a stylish addition which encloses part of the patio and has sliding glass panels that can be opened and there is also integrated recessed lighting within the roof frame.

There is a useful fitted Study at the front and this has a bay window, Karndean floor and includes built-in walnut style cupboards, drawers, shelving and desk.

The Breakfast Kitchen has table space and includes a range of beech style wall/base cupboards with quartz worktops, splash back tiling and includes a built-in Electrolux double oven, Electrolux 5 burner gas hob with cooker hood over, integrated fridge, integrated freezer and Karndean floor.

There is a separate Utility also with beech style wall/base cupboards, worktops, sink and mixer tap, splash back tiling, Karndean floor, rear window and door to Garden and internal door to Garage.



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On the 1st Floor the Landing gives access to 4 Bedrooms and Bathroom.

The Master Bedroom includes a range of built-in cherry wood style wardrobes (one includes a Magaflo hot water storage tank), matching dressing table and bedside drawers and an En-Suite Shower Room with white suite including corner shower cubicle, wc, basin, ladder radiator, recessed ceiling lights and light tube.

Bedroom 2 also features built-in wardrobes and side dressing table together with an En-Suite Shower Room with white suite including shower cubicle, wc, basin and ladder radiator.

The main House Bathroom has been refitted and this includes a white suite with bath having waterfall shower over and side shower screen, wide feature basin with drawers below, wc, Karndean floor, tiled walls and chrome ladder radiator.

Outside there is a single Garage, gravelled Driveway to front with sliding electric gate and artificial lawn. The Rear Garden enjoys a south westerly aspect and is laid for ease of maintenance with artificial turf, paved patio with Preserved Tree, corner decking patio with balustrade rail and side gate to front.

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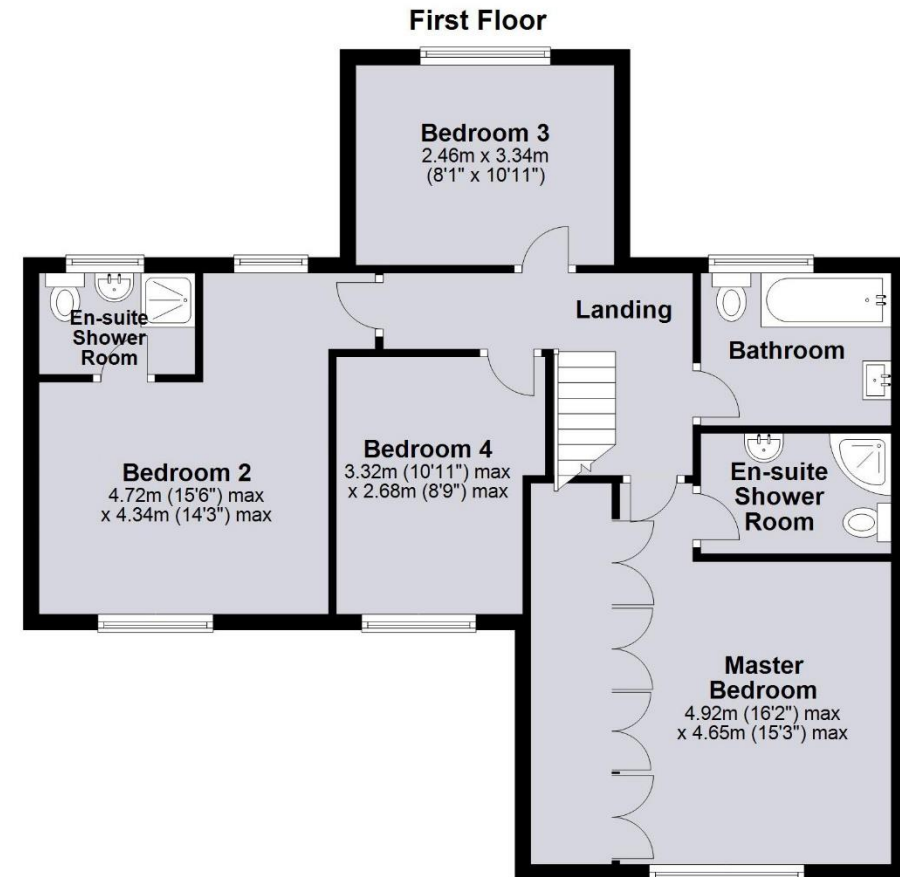
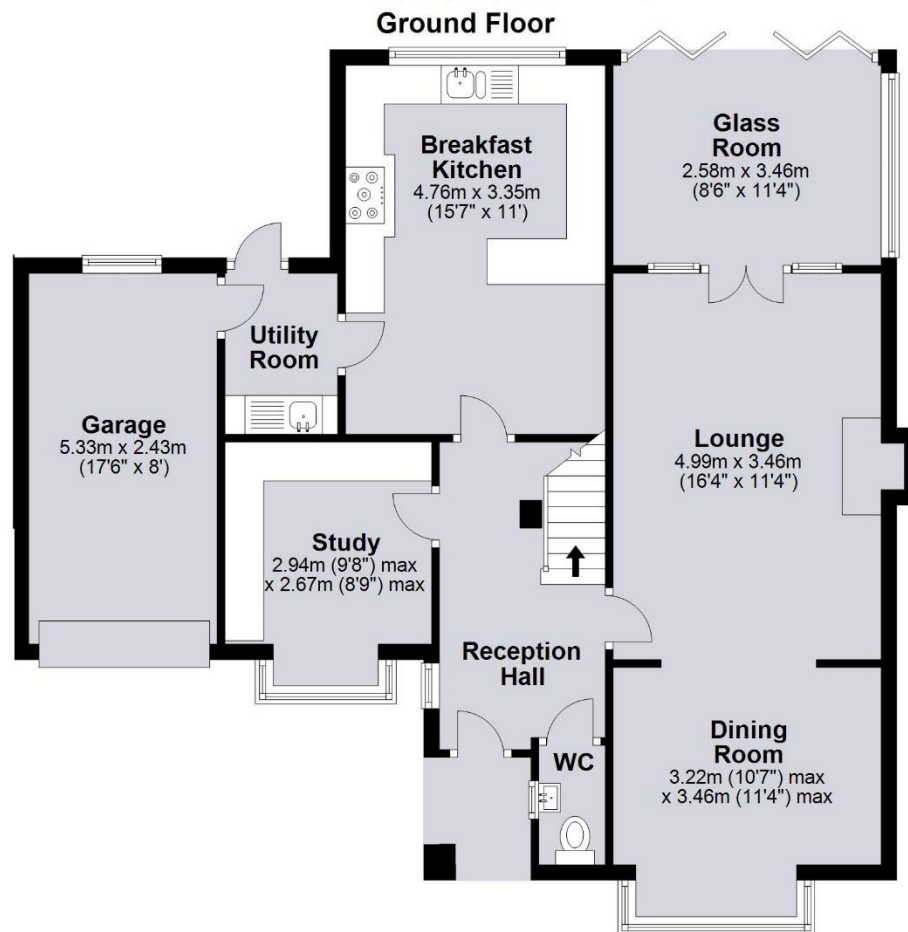
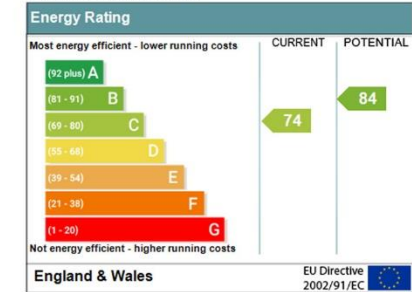
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Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 76sq m, 818sq ft
 Garage: 12sq m, 129sq ft
 First Floor: 74sq m, 796sq ft

Address: 18A DINGLE ROAD, PEDMORE, PEDMORE, DY9 0RS
 RRN: 5539-1227-5000-0204-4202



EnergyCom

Produced by EnergyCom.
 This Floor Plan is presented as general guidance only.
 It cannot be relied upon as a statement of fact.
 Email: ecl@energy-survey.com



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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.

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