



**RICS**

the mark of  
property  
professionalism  
worldwide

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.



**Dingle Road**  
Pedmore, Stourbridge

Green Ridges, 19 Dingle Road, Pedmore, Stourbridge DY9 0RS

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

This substantial and imposing traditional style 5 Bedroom Detached Family Home, stands well with wide frontage having in and out Driveway, providing excellent off road parking leading to the Garage on one side and the Carport on the other and represents a fantastic opportunity for those looking for a generous size character property with large mature Garden.

Dingle Road is considered to be one of Pedmore's premier locations and addresses, leading off Hagley Road, being highly sought after and 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 and accommodation, over 2 Floors, comprising: Porch Entrance, Large Reception Hall, Guest Cloakroom, Lounge with Ingle-nook fireplace, Sitting Room, Lobby, Study, Rear Conservatory, Dining Kitchen, Side Passageway link to Garage with Walk-in Pantry off, Utility Room, Large Landing, impressive Master bedroom with En-Suite Bathroom, 4 further Bedrooms, Shower Room and separate Toilet.

OVERALL, THIS IS A FAMILY HOME WITH PLENTY OF SPACE AND A GARDEN TO MATCH, AT A TOP ADDRESS. INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE.

On the Ground Floor, there is a Porch Entrance having timber door, tiled floor with mat well and obscure UPVC double glazed door opening to the large Reception Hall having double glazed front window with window seat below (having storage), ceiling beam, staircase to 1st Floor with spindle balustrade and Store (below) and doors leading off.

There is a Guest Cloakroom having a white and roses Heritage suite, including WC, basin with vanity cupboard below, double glazed rear window and towel rail radiator.

There is a generous size Lounge having a superb feature ingle-nook fireplace, having oak panelling and side seats, Minster style mantel fireplace with hearth and open fire, display cupboard with coloured leaded single glazed window to side, parquet floor to part, double glazed front window and single glazed doors/screens to rear Lobby.

The Lobby has a door from the Reception Hall, recessed ceiling lights and there is a door to the Study and UPVC double glazed doors/screen to the Conservatory.

The rear Conservatory has a brick base with UPVC double glazed top opening windows and double doors to Garden, power point and ceiling light with fan.

The Study has a double glazed rear window, double glazed high-level side fixed window and recessed ceiling lights.

On the other side of the Reception Hall there is a Sitting Room having double glazed bay window, 2 ceiling beams, brick fireplace with quarry tiled hearth and beam mantel with multi-fuel burner, Parquet floor to part and door to kitchen.

There is an excellent size Dining Kitchen having a range of wall and base cupboards, granite worktops, Belfast sink and mixer tap, Rangemaster black range cooker with integrated cooker hood over, semi integrated dishwasher, integrated fridge, 3 double glazed rear windows, display cupboard, matching dresser style unit with display cupboards and shelving, recess with built-in wine rack and dresser style shelving over, Amtico floor, recessed ceiling lights, 2 school style radiators and part obscure leaded panel to the side Passageway.





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.



We don't sell houses  
we sell **homes.**





The side Passageway provides a link to the Garage and there is a timber/leaded door to front and rear, door Walk-in Pantry (with shelving) and to the Utility Room having a stainless steel, single drainer sink with hot and cold tap, base cupboards, double glazed window radiator and strip light.

On the 1st Floor, there is a large Landing having loft access (with ladder), spindle balustrade to stairs, rear double glazed window, Store and doors leading off.

There is a generous size Master Bedroom with double glazed bay window, mantel fireplace with cast inset and tiled hearth, a range of built in wardrobes with top cupboards and door and steps to the En-suite.

The En-suite has a roll top bath on feet, basin, high-level cistern to WC, tiled shower with screen door, obscure double glazed window, tiled floor, shaver point and recessed ceiling lights.

There are 4 further excellent size Bedrooms each with double glazed window and Bedroom 2 having dual aspect with front window and side fixed window and Bedroom 4 with built-in wardrobe with top cupboard.

There is also a Shower room having a corner shower cubicle with screen door, Charlotte pedestal wash hand basin, double glazed window, tiled floor, recessed ceiling lights, shaver point and Airing Cupboard with tank and shelving. A separate Toilet also leads off the stairs half Landing.



The **LEE, SHAW**  
Partnership

VALUE. SELL. LET.



Outside, there is a Garage having electric shutter door, strip light, access to loft over with ladder and side single glazed window.

The Rear Garden provides a delightful, mature backdrop to the property, being a good size with paved pathway, leading onto an extensive lawn with shrub borders, side paved patio with roofed pergola over, raised decking patio, crazy paved side area with covered Log Store, Summerhouse, compost corner, greenhouse and shed. There is an External Store housing the Worcester gas central heating boiler.

At the front, there is a low wall with hedge, in and out Driveway, lawn area with shrubs and with Carport to side.

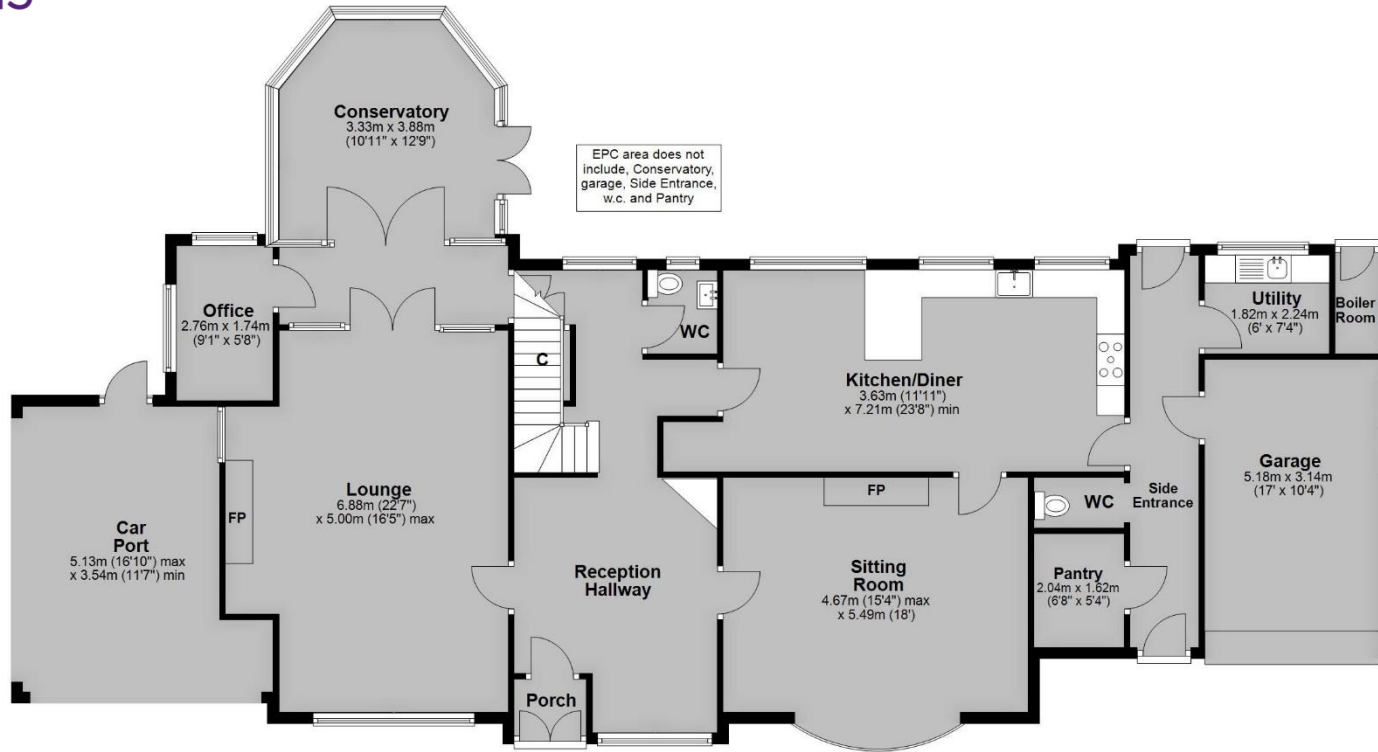
Tenure: Freehold  
Council Tax Band: G



# FLOOR PLANS

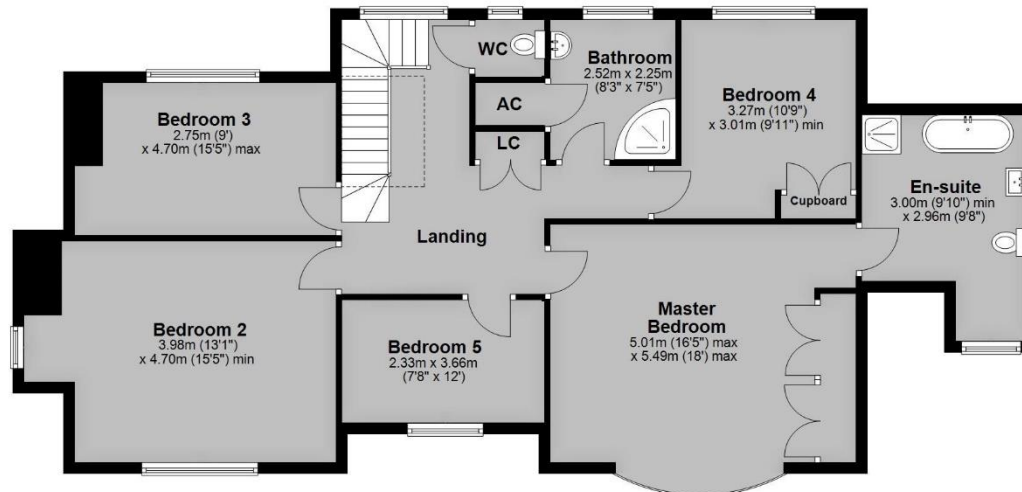
## Ground Floor

Approx. 198.3 sq. metres (2134.0 sq. feet)

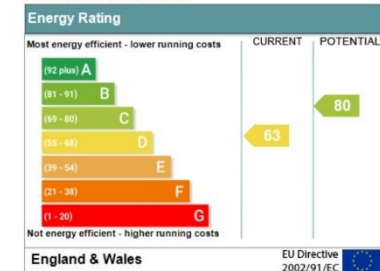


## First Floor

Approx. 117.4 sq. metres (1263.2 sq. feet)



Address: 19 Dingle Road, STOURBRIDGE, DY9 0RS  
RRN: 4100-6101-0322-3428-3843



Total area: approx. 315.6 sq. metres (3397.2 sq. feet)



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**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>

[www.leeshaw.com](http://www.leeshaw.com)  



**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Stourbridge Sales: 01384 396066  
stourbridge@leeshaw.com www.leeshaw.com

We don't sell houses  
we sell **homes.**