



3b Bell Meadow  
Pedmore, Stourbridge DY9 0YY.

**LexAllan**  
*Collection*

**\*\* YOUR DREAM HOME IS NOW LIVE TO MARKET \*\***

Lex Allan Collection are proud to bring this family home to market nestled in one of Pedmore's most sought-after and exclusive locations, this beautifully presented five-bedroom detached residence offers family living, complemented by views across open countryside.

Lovingly maintained by the current owners for over 23 years, the property effortlessly blends space, style, and comfort throughout. The heart of the home is the extended breakfast kitchen, complete with contemporary fittings and bi-fold doors that open seamlessly onto the private rear garden — perfect for indoor-outdoor living and entertaining.

The spacious lounge and dining room provide an elegant yet relaxed space for family gatherings, while upstairs you'll find five generously proportioned bedrooms. Two of the bedrooms benefit from modern en-suite shower rooms, with an additional stylish house bathroom serving the remaining rooms. Bedroom five is currently configured as a luxurious dressing room but can easily be reverted back to a fifth bedroom if desired.

Step outside into a beautifully landscaped and private rear garden, where a charming log cabin houses a hot tub — ideal for unwinding at the end of the day or hosting guests in style. Viewing highly recommended to appreciate the accommodation on offer !



**Reception Hallway**

Step through the front door into a welcoming reception hallway, beautifully finished with karndeian flooring that flows seamlessly throughout. The space features a wall-mounted radiator, inset spotlights providing ambient lighting, and a staircase rising to the first floor.

**Guest Cloakroom**

A door off the hallway leads to the Guest Cloakroom, stylishly appointed with a hidden cistern WC, vanity unit with wash basin, and a continuation of the karndeian flooring, offering both practicality and elegance.

**Living Room**

17'11" x 13'3"

The spacious living room is situated at the rear of the property, offering a tranquil setting with views over the beautifully maintained rear garden. This bright and inviting room features a central fireplace as a focal point, a radiator, and elegant patio doors that open directly onto the delightful outdoor space — perfect for relaxing or entertaining in peaceful surroundings.



**Dining Room**

11'8" x 10'6"

Located at the front of the property, the dining room is a bright and versatile space featuring a large double-glazed window that allows natural light to flood in. Finished with laminate flooring, it also benefits from central light points and a wall-mounted radiator, making it an ideal setting for both formal dining and everyday family meals.



### Breakfast Kitchen

25'3" x 13'4"

A stunning and spacious extended breakfast kitchen, thoughtfully designed with a range of contemporary base and wall-mounted units, all complemented by sleek Corian work surfaces and an inset one and a half bowl sink. High-spec integrated appliances include a built-in American-style fridge freezer, range cooker, microwave, and dishwasher, making this space as functional as it is stylish. The ceramic tiled flooring flows through to the extended breakfast area, which is flooded with natural light from a glass roof. Bi-folding doors open seamlessly onto the beautifully presented rear garden, creating a perfect environment for relaxed dining and entertaining all year round.

### Utility Room

7'8" x 4'10"

Conveniently located off the kitchen, the utility room features continued ceramic tiled flooring and offers practical stowaway space for a washing machine and tumble dryer. Additional built-in cupboards provide excellent storage solutions, while pendant lighting adds a stylish touch. A door gives direct access to the side of the property.

### Landing

A staircase rises to a spacious landing, featuring a double-glazed window to the front, allowing plenty of natural light. The landing includes a radiator, a useful storage cupboard, and stairs continuing to the second floor, offering access to the upper-level accommodation.

### Bedroom Two

13'7" x 10'10"

A sizeable double bedroom located at the rear of the property, enjoying views over the garden through a double-glazed window. This well-appointed room benefits from two wall lights, a central ceiling light, and a range of quality fitted furniture including wardrobes, drawers, and a dressing table.

### En Suite

5'6" x 5'1"

This modern contemporary-style en-suite is equipped with a single shower cubicle, hidden cistern WC, and a wash hand basin set within a vanity unit offering additional storage beneath. The room also features a towel radiator, tiled flooring, and three recessed spotlights, along with an obscured double-glazed window to the rear for privacy and natural light.

### Bedroom Three

11'11" x 10'5"

Another excellent double bedroom located at the front of the property, this room features a double-glazed window providing natural light and pleasant views. It offers a selection of fitted wardrobes, a radiator, and a central ceiling light point, making it a practical and comfortable space.



**Bedroom Four**

10'8" x 8'3"

Also positioned at the front, this double bedroom benefits from laminate flooring, a double-glazed window, central ceiling light, and radiator. Bright and versatile, it serves well as a bedroom, guest room, or home office.

**Bedroom Five**

10'11" x 7'9"

Currently used as a dressing room, this space features an impressive selection of fitted storage wardrobes along with open wardrobes offering hanging space and shelving. A double-glazed window to the rear allows in natural light, complemented by a central ceiling light point and radiator. This room can easily be converted back into a fifth bedroom if required.

**Second Floor - Master Suite**

13'8" x 12'1"

Stairs rise to a private master suite, beginning with a small landing that leads into a beautifully presented master bedroom. This serene retreat features characterful sloped ceilings with complemented by two Velux roof windows that fill the space with natural light. The room includes wooden flooring, a radiator, fitted lighting, and a selection of built-in wardrobes, offering both comfort and practicality.

**En Suite**

A separate door from the landing opens into a stylish and well-appointed en-suite, complete with a double walk-in shower, pedestal wash hand basin, WC, and radiator. A further Velux window brings in daylight, while fitted storage units and eaves storage provide ample space. Recessed spotlights complete the clean and spacious room.

**Garage**

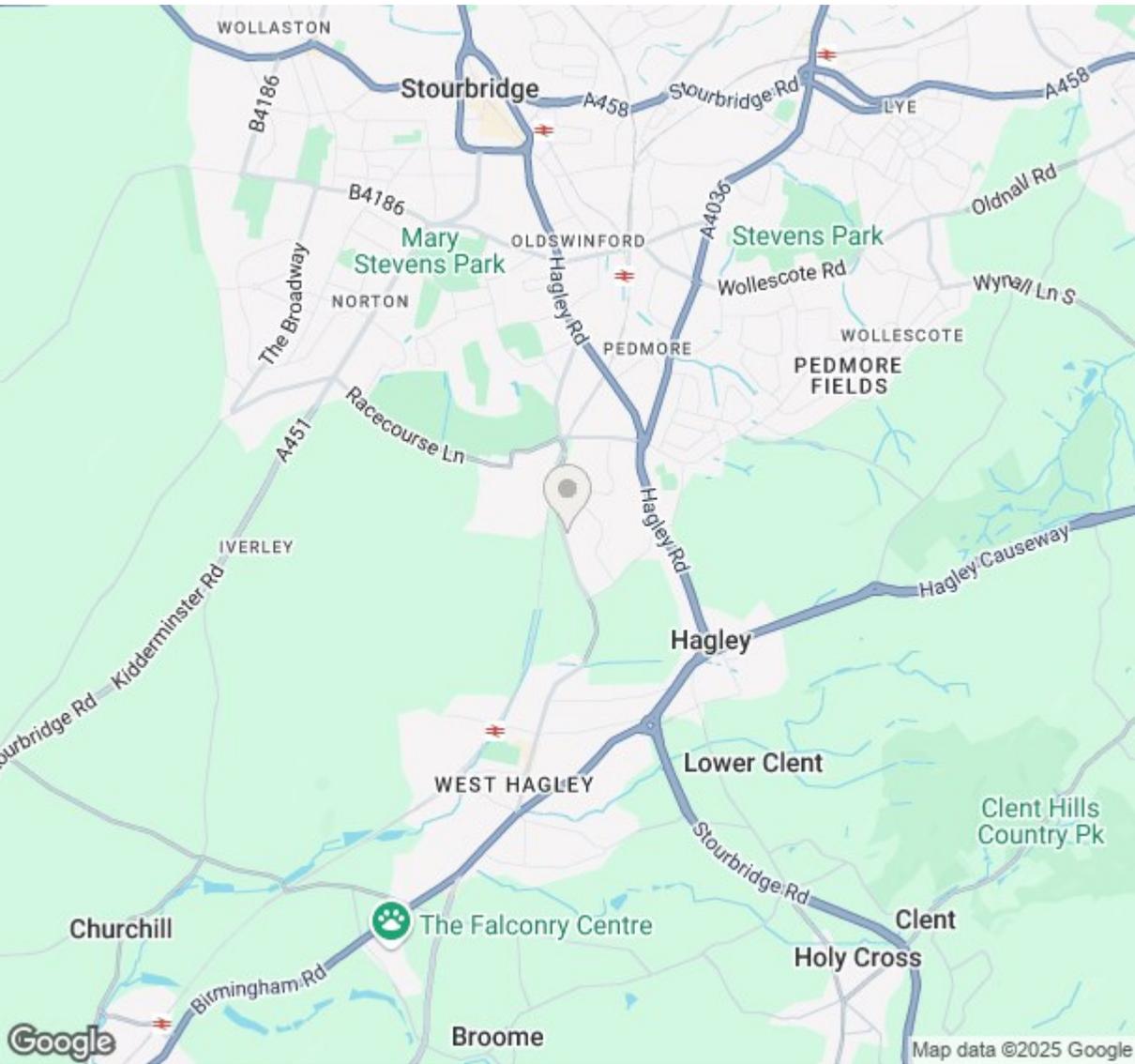
17'1" x 8'4"

An excellent-sized garage, ideal for storage or secure parking, featuring an up-and-over door, central ceiling light, and side access door for convenience. The garage also houses a conventional boiler and offers additional space for utilities or workshop use.

**Garden**

The property boasts a beautiful, private rear garden, thoughtfully landscaped with a mix of concrete paving and patio areas, perfect for outdoor dining or entertaining. A charming wooden outbuilding houses a hot tub, offering a relaxing retreat. The shapely lawn is framed by mature shrubs, flower borders, and enclosed by fencing panels to the sides and a brick wall to the rear, creating a secluded and peaceful setting. Side access adds practicality for garden maintenance. To the front of the property is a block-paved driveway, providing ample off-road parking for several vehicles. The attractive frontage enhances the overall kerb appeal of this spacious and well-maintained home.







**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**

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

**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.

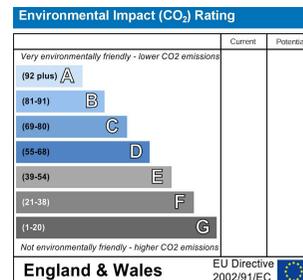
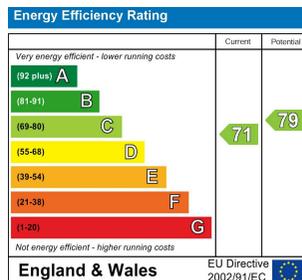
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £250 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band F



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025





**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**VIEWING:** View by appointment only with Lex Allan.

**Opening times:** Monday - Friday 9:00am to 5:30pm. Saturday 9:00am to 1:00pm.

**Lex Allan Estate Agents**

The Auction House, 87-88 St. John's Road  
Stourbridge, West Midlands DY8 1EH

sales@lexallan.co.uk | 01384 442464 | lexallan.co.uk

**LexAllan**  
*Collection*