



The
LEE, SHAW
Partnership

12 Beckman Road
Pedmore, Stourbridge DY9 0TZ



Extended detached family home

Fantastic opportunity for a Home in a great location, well presented and extended, yet still offering so much potential to further improve and to add value – this is a property well worth inspection to fully appreciate.

This traditional style bay fronted 3 Bedroom Detached Family Home enjoys a great position in this tree lined road with fore garden and Driveway leading to the Garage and one of its stand out features is the large mature Rear Garden which must be seen and provides a delightful backdrop.

Beckman Road is a much sought after Pedmore address leading off Ham Lane, being close to Pedmore C of E and Ham Dingle Primary School, ideal for Pedmore Cricket Club & Stourbridge Golf Club and well placed for a wide range of amenities in Hagley, Oldswinford & Stourbridge Town, Train Stations at both Hagley & Stourbridge and an excellent surrounding road network giving access to Junctions 3 & 4 of the M5 Motorway and beyond.

With gas central heating and accommodation comprising: Hall with Store, Dining Room, Extended Lounge, Extended Breakfast Kitchen, Landing, 3 Bedrooms, Bathroom & Garage.

VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a recessed Entrance with part obscure coloured leaded single glazed door to:

Reception Hall with obscure coloured leaded single glazed front window with seat/cupboard below, side UPVC obscure coloured lead fixed window, stairs to 1st Floor, radiator and doors to:

Store (below stairs) with obscure single glazed side window and gas meter.

Dining Room having a mantel fireplace with hearth and inset fire, shelving either side of chimney breast and UPVC double glazed bay window with curved radiator.





Sought after Pedmore address

Extended Lounge with mantel fireplace and inset fire, radiator and UPVC double glazed patio door to rear Garden.

Extended Breakfast Kitchen having a range of cream shaker style wall/display cupboards and base cupboards, worktops, tiled splash backs, sink and mixer tap, Neff built-in double oven, tall housing with integrated fridge freezer, 2 appliance spaces, ceramic hob with integrated cooker hood over, UPVC double glazed rear window, part double glazed UPVC door to Garden, radiator, laminate floor, table space and Cupboard (with Worcester gas central heating boiler).

On the 1st Floor, there is a Landing with obscure UPVC coloured leaded side window, Linen Cupboard and doors to:

Bedroom 1 with 2 double built-in wardrobes having top cupboards, radiator and UPVC double glazed bay window.

Bedroom 2 with UPVC double glazed window having distant rear view and radiator.

Bedroom 3 with double and single built-in wardrobe, UPVC double glazed window, radiator and loft access.

The Bathroom has a modern white suite including bath having shower over and side screen, WC with concealed cistern, semi-recessed basin with vanity cupboards below, white ladder radiator, tiled walls, 2 obscure UPVC double glazed windows (1 fixed) and recessed ceiling lights.





Delightful mature rear garden

The Garage has a single glazed rear window, side opening entrance doors to front, part glazed timber pedestrian door to Garden, power point and strip lights.

There is a long Rear Garden having raised block paved patio with tap and steps leading off. There is a side path and gate to front, sloping long lawn with shrub borders, circular patio and rear shrub borders.

At the front, there is a wall with rockery border, hedge, lawn and concrete Driveway leading to the Garage.

Tenure: Freehold.

Construction: brick with a pitched tiled roof and flat roof. **Services:** mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band E.





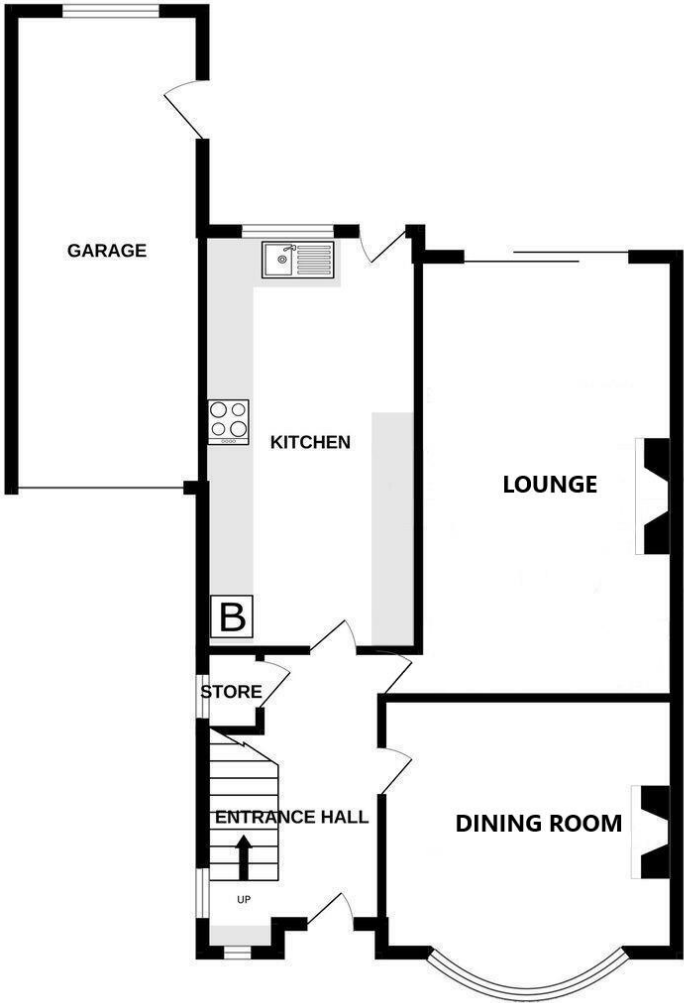
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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 www.leeshaw.com/downloads/referral-fees.pdf

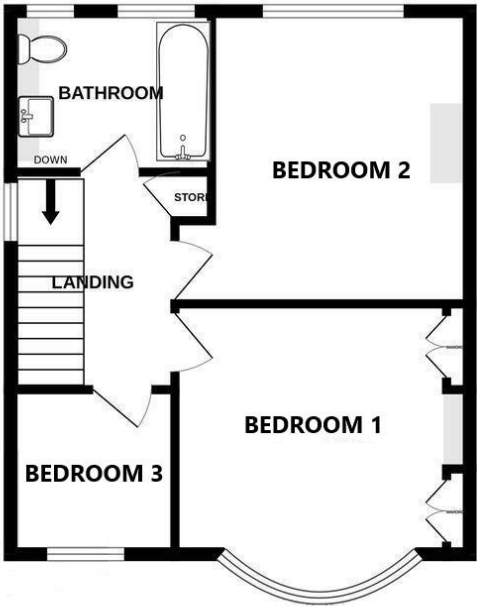


Hall
Dining Room:
13'1" into bay x 12'7" (3.99m x 3.84m)
Lounge:
18'11" x 11' (5.76m x 3.35m)
Kitchen:
17'7" x 8'8" (5.38m x 2.64m)
Landing
Bedroom 1:
13'9" into bay x 12'6" incl. w (4.20m x 3.83m)
Bedroom 2:
12'7" x 11' + door recess (3.84m x 3.37m)
Bedroom 3:
6'11" x 6'11" (2.12m x 2.12m)
Bathroom:
8'4" x 5'8" (2.55m x 1.74m)
Garage:
20'5" x 8'3" max (6.23m x 2.51m)

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	51 E	
21-38	F		
1-20	G		

FLOOR PLANS

3 BEDROOM DETACHED HOUSE

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.
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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.