

18a Dingle Road, Pedmore, Stourbridge, DY9 0RS

Offers In The Region Of £685,000







WALTON & HIPKISS

18a Dingle Road
Pedmore
Stourbridge
DY9 0RS

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Full Description

Walton and Hipkiss are pleased to offer this beautifully presented four-bedroom detached family home, situated on the highly sought-after Dingle Road in Stourbridge. The property offers spacious, versatile accommodation combined with a contemporary finish throughout. Set within a desirable residential location, the property is conveniently positioned for reputable schools, excellent transport links and a range of local amenities. Approached via electric gates, the property offers a good degree of privacy and security, together with off-road parking for two vehicles.

Upon entering, a bright and welcoming reception hallway provides access to the principal living areas. The spacious lounge/diner is beautifully presented and offers an ideal space for family evenings and entertaining. The true highlight of the home is the impressive modern kitchen/living space, overlooking the private landscaped rear garden. The fitted kitchen benefits from integrated appliances, a kitchen island ideal for family dining, a double oven and a Quooker instant boiling-water tap. Bi-folding doors open onto the garden, creating an excellent indoor/outdoor entertaining space, while air conditioning provides additional comfort. The ground floor also benefits from a versatile third reception room, currently used as a home office. Complete with built-in storage cupboards, this room could easily be adapted to suit a variety of needs, including a playroom, snug or additional reception space. There is also a practical utility space, providing valuable additional storage and workspace. A modern downstairs WC and useful under-stairs storage cupboard complete the ground floor.

To the first floor, a spacious landing leads to four generous bedrooms. The principal bedroom is an excellent size, with extensive built-in wardrobes, air conditioning and space for a king-size bed. The room is further complemented by a modern en-suite shower room with WC and wash hand basin. Bedroom two is also a generous double bedroom with built-in wardrobes and its own en-suite shower room, providing excellent convenience for family members or guests. Bedrooms three and four are both well-proportioned double bedrooms, while a contemporary family bathroom with shower over bath, large wash hand basin and WC completes the first floor.

Externally, the private rear garden has been thoughtfully landscaped to provide an attractive yet low-maintenance outdoor space. There is a large patio area and pergola, ideal for outdoor dining and entertaining during the warmer months, with the remainder laid to artificial lawn. A fantastic glass-fronted sunroom provides an additional relaxing space with views over the garden. Side access leads from the rear garden around to the front of the property. Overall, this is a superb modern family home offering generous accommodation, stylish living spaces and excellent outdoor areas, all within a highly desirable Stourbridge location. ** Please note that selected furniture and furnishings will be included within the sale, with specific items to be confirmed**

Reception Hallway

This welcoming reception hallway features Karndean wood-effect flooring and leads to the stairs, with access to the lounge and an open-plan kitchen, diner and lounge area. It creates a bright and practical entrance to the home with clean, neutral décor.

Lounge - Diner

The lounge diner is a spacious, bright room with light walls and Karndean wood-effect flooring. The space benefits from a large bay window overlooking the front of the property and an open connection through to the dining area. It offers a comfortable space for relaxing and entertaining.

Open Plan Kitchen Diner - Lounge

24'07" x 15'04"

The expansive open-plan kitchen, diner and lounge area is designed with modern living in mind. It includes a sleek kitchen with a large island featuring an induction hob and bar seating for four, complemented by glossy grey cabinetry and integrated appliances. The kitchen further benefits from underfloor heating and built-in speakers, while the kitchen television features an integrated surround sound system, which is included within the sale. The room is flooded with natural light from a central skylight and wide sliding glass doors that open to the rear garden, seamlessly blending indoor and outdoor living. The adjoining lounge area includes a contemporary fireplace and built-in shelving with a mounted television, creating a stylish focal point.

Utility

The utility room continues the modern design with matching cabinetry and a tiled floor. It provides practical space for laundry appliances and additional storage, with a door leading to the outside. The room also benefits from underfloor heating, providing added comfort and warmth.

Study

10'09" x 8'07"

A well-sized, versatile study with fitted wooden shelving and cupboards offers a practical space for working from home or quiet study. Neutral décor and a window to the front allow for good natural light.

Landing

The landing area on the first floor is bright and airy with light walls and carpeted floors. It provides access to the four bedrooms and family bathroom.







Bedroom 1
16'03" x 12'03"
Bedroom 1 is a spacious master bedroom featuring carpeted flooring and a large window for natural light. It includes a wall of fitted wardrobes with integrated lighting and a dressing area, plus an air conditioning unit. The room benefits from an ensuite shower room with a shower, toilet and wash basin.

Bedroom 2
12'03" x 15'00"
Bedroom 2 is a large double room with fitted wardrobes, a window to the front, and neutral carpeting. It benefits from an ensuite shower room with a toilet and wash basin.

Bedroom 3
8'10" x 11'00"
Bedroom 3 is a comfortable double bedroom with neutral décor and carpeted flooring. It has a window facing to the rear of the property.

Bedroom 4
10'11" x 8'00"
Bedroom 4 is a cosy room with a pink décor scheme, carpeted flooring, and a window to the front of the property. It has space for a single bed and wardrobe.

Family Bathroom
6'05" x 7'11"
The family bathroom is modern with grey tiled walls and floor and includes a bath with shower over, a toilet, and a wash basin set in a wooden vanity unit. The window provides natural light.

W/C
2'09" x 4'10"
The downstairs W/C is a practical and neatly presented cloakroom, featuring a modern toilet and compact wash basin, complemented by attractive Karndean wood-effect flooring.

Rear Garden
The rear garden is a private and secure outdoor space featuring a large patio area ideal for entertaining and dining. It extends to an artificial lawn bordered by mature trees and shrubs, with a garden shed providing extra storage. A covered pergola offers a sheltered seating area, perfect for relaxing in all weathers.



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Front Exterior
The front exterior of the property presents a traditional brick façade with large windows and a gabled roof. It is enclosed by a low brick wall and black wrought-iron fencing with a gated driveway providing off-road parking and access to the garage.

Anti-Money Laundering Regulations
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf. Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically. A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards. Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction. Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.









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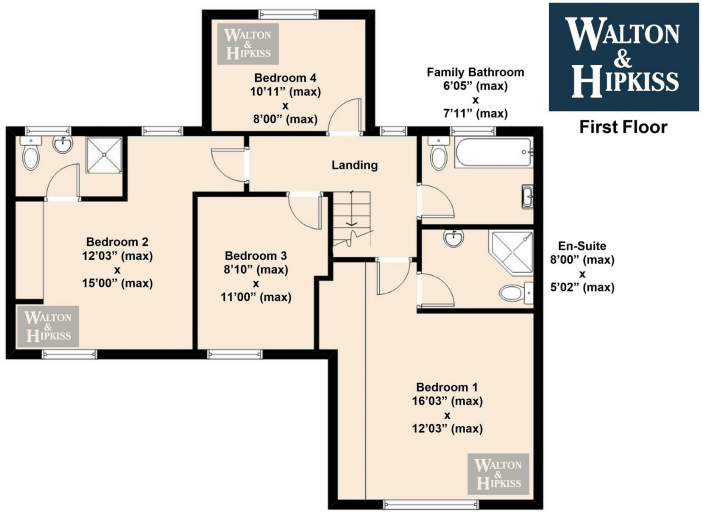

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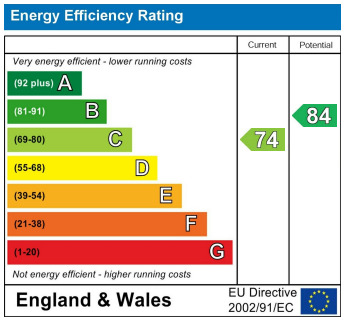
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: C
Council Tax Band: F

CONTACT

13 Hagley Road
Stourbridge
West Midlands
DY8 1QH

E: soffice@waltonandhipkiss.co.uk
T: 01384 392371
https://www.waltonandhipkiss.co.uk/

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