



22 Beckman Road,  
Pedmore,  
Stourbridge, West  
Midlands, DY9 0TZ

Offers Based On  
£460,000



**WALTON  
&  
HIPKISS**

22 Beckman Road  
Pedmore  
Stourbridge  
DY9 0TZ

### Full Description

Walton & Hipkiss offer For Sale this wonderful THREE BEDROOM EXTENDED DETACHED FAMILY HOME, ideally positioned within a PRIME & HIGHLY SOUGHT AFTER residential address in PEDMORE, STOURBRIDGE. This family home enjoys a convenient location within proximity to well regarded schools, a range of everyday amenities and excellent public transport links, including STOURBRIDGE TRAIN STATION, making it perfectly suited for modern family living.

The property is beautifully presented throughout and offers a warm and inviting atmosphere from the moment you enter. A welcoming reception hallway sets the tone, leading through to a superb FAMILY LOUNGE that enjoys CHARMING VIEWS over the gardens and grounds, creating a relaxing and tranquil setting. In addition, there is a further FORMAL DINING ROOM which offers versatility with the option to open through to the lounge to create a spacious DINING LOUNGE ideal for entertaining. There is an EXTENDED BREAKFAST KITCHEN, thoughtfully designed with family life in mind and offers access to the garden. A utility room leads off the kitchen with a well appointed cloakroom and Garage Storage beyond.

Upstairs the accommodation enjoys THREE GENEROUSLY PROPORTIONED BEDROOMS with the rear double bedroom benefitting from elevated positions and views that can only be appreciated on viewing. There is a well equipped FAMILY BATHROOM, complete with SHOWER AND SEPARATE BATH which serves the bedrooms and completes the first floor.

Outside the property boasts kerb appeal with its attractive period facade and AMPLE DRIVEWAY PARKING. The rear garden is TRULY EXCEPTIONAL, featuring a beautifully maintained lawn, mature planting surrounding and a delightful variety of established trees. The garden is further enhanced with dedicated planting and potting area alongside fruit trees and a mature treeline backdrop.

This is a truly wonderful home that effortlessly combines character, space and lifestyle within the much wanted BECKMAN ROAD.

Energy Performance Certificate: D  
Council Tax Band: E (Dudley Council)



3



1



2



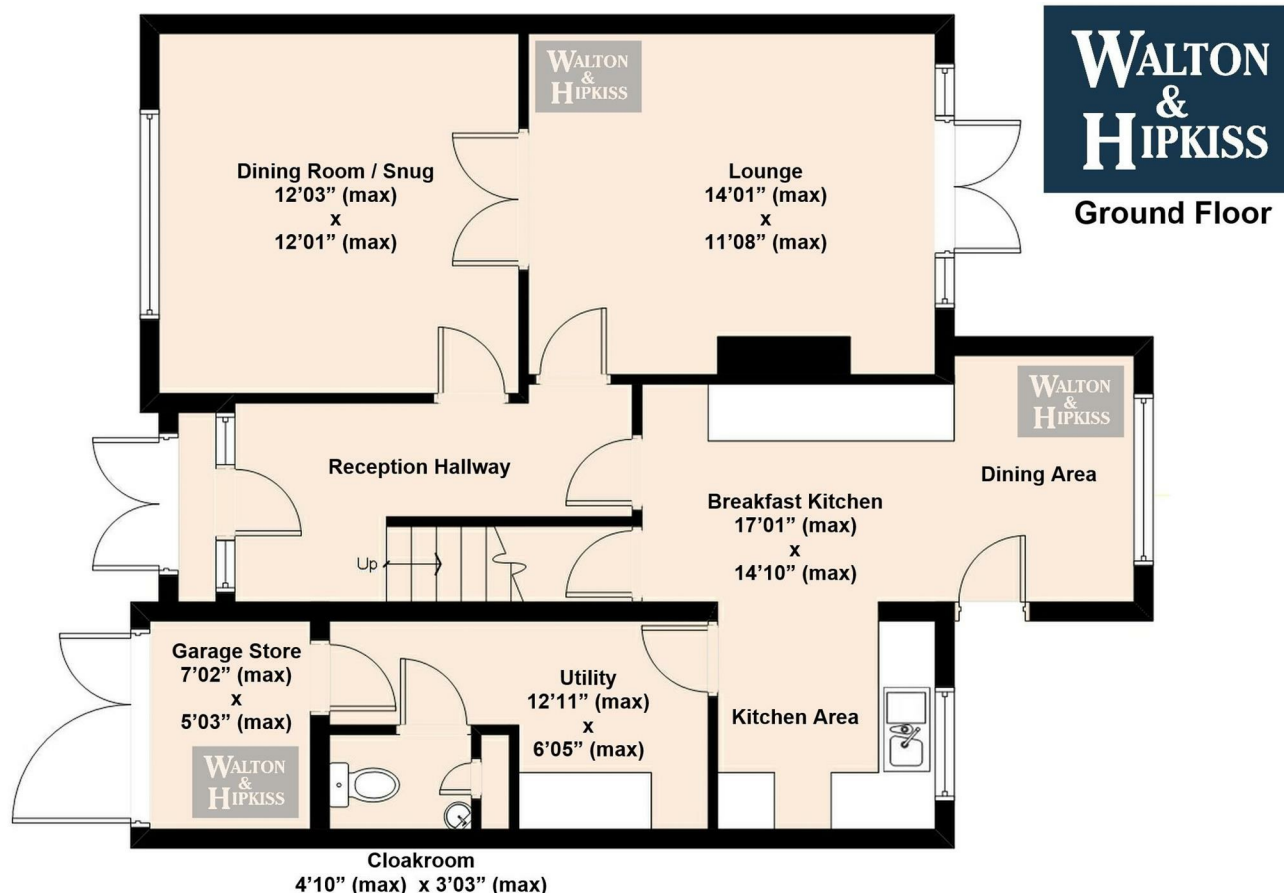
D





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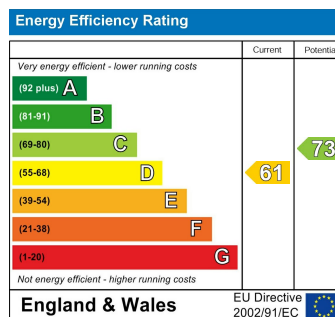




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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, 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: D**  
**Council Tax Band: E**



## CONTACT

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