



**3 Bed
House - Detached
located in Pedmore**

Offers Based On
£480,000



**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)

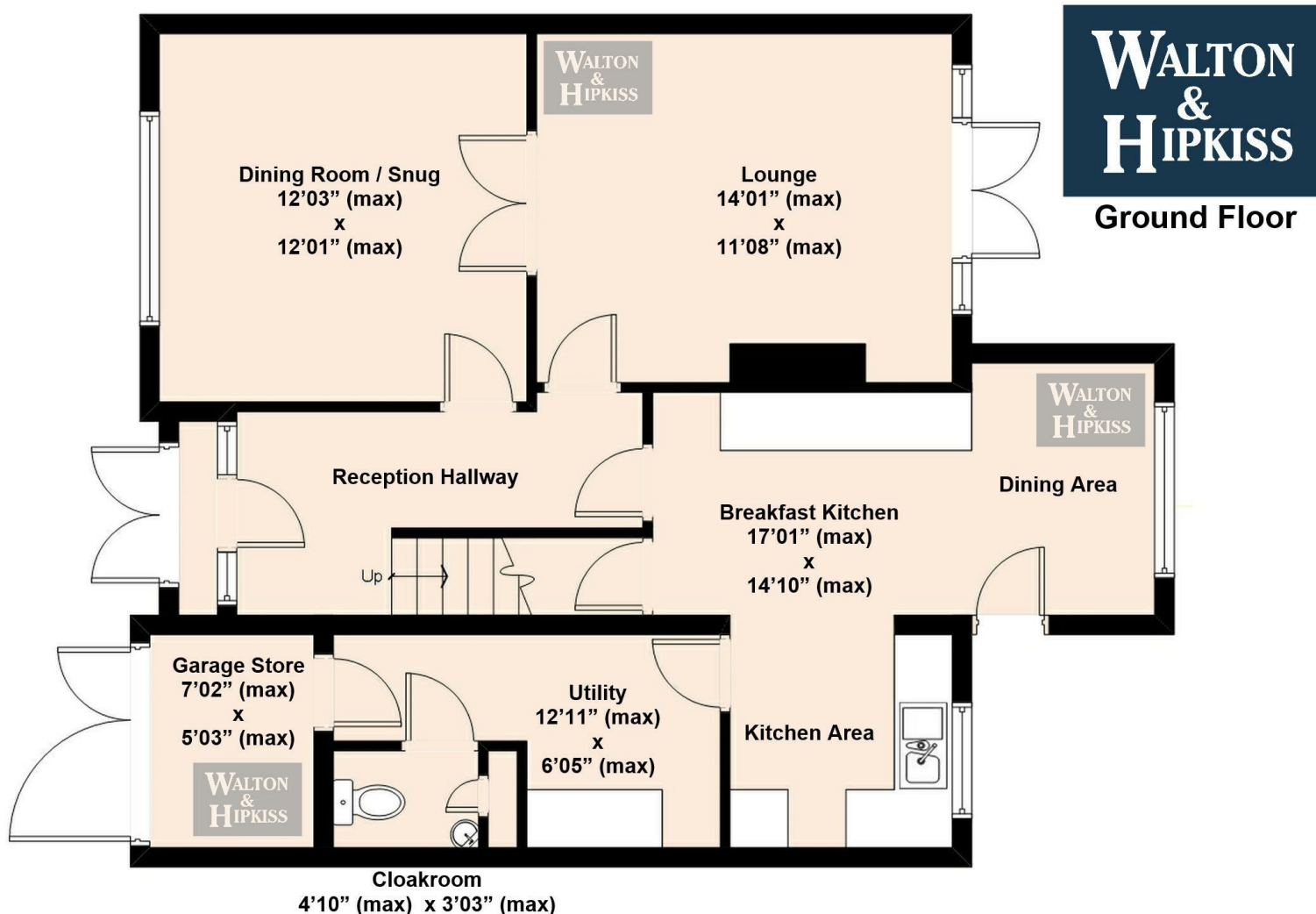






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Ground Floor

DIRECTIONS

CONTACT

13 Hagley Road
Stourbridge
West Midlands
DY8 1QH

E: soffice@waltonandhipkiss.co.uk
T: 01384 392371

This floor plan is copyright of Walton & Hipkiss. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D
Council Tax Band: E

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