



**DINGLE ROAD,
PEDMORE, STOURBRIDGE DY9 0RS**

Taylor's

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*OPULENT FAMILY RESIDENCE
UPON SOUGHT AFTER PEDMORE
ADDRESS*

GROUND FLOOR

ENTRANCE HALLWAY - 16' 0" x 14' 9"

DINING ROOM - 11' 7" x 10' 10"

GUEST W/C - 7' 4" x 3' 2"

FORMAL LOUNGE/SITTING ROOM - 25' 8" x 19' 6"

OPEN PLAN KITCHEN LIVING DINING SPACE WITH

FAMILY ROOM - 31' 2" x 18' 9"

UTILITY ROOM - 8' 8" x 8' 4"

FIRST FLOOR

FIRST FLOOR GALLERY LANDING - 15' 3" x 12' 1"

BEDROOM ONE/PRINCIPLE BEDROOM - 16' 8" x 15' 9"

BEDROOM ONE/PRINCIPLE BEDROOM ENSUITE - 10' 3" x 9' 7"

BEDROOM TWO - 17' 3" x 9' 9"

BEDROOM THREE - 11' 7" x 11' 1"

BEDROOM FOUR - 11' 0" x 6' 9"

BEDROOM FIVE - 8' 10" x 8' 5"

FAMILY BATHROOM - 10' 1" x 7' 5"

OUTSIDE

INTEGRAL GARAGE - 21' 2" x 9' 5"

**ALL MEASUREMENTS TAKEN AT WIDEST
AVAILABLE POINTS**

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.



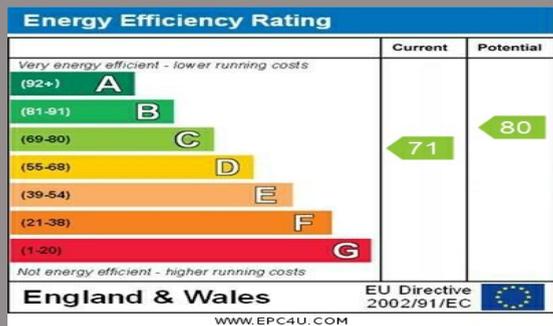
HOLDING AN ESTABLISHED, OPULENT SETTING within this PRESTIGIOUS and HIGHLY SOUGHT-AFTER PEDMORE ADDRESS stands a TREMENDOUS OPPORTUNITY TO PURCHASE this EXTENDED AND IMPOSING FIVE BEDROOM DETACHED FAMILY RESIDENCE. TRULY CONVENIENT for EXCELLENT LOCAL SCHOOLS (Primary, Secondary & Sixth Form), PUBLIC TRANSPORT LINKS (both bus and rail), and further NOT FAR from the likes of STOURBRIDGE GOLF CLUB, STOURBRIDGE TOWN CENTRE and COUNTRYSIDE WALKS, it offers a PLETHORA OF LOCAL AMENITIES to suit any DISCERNING PURCHASER. The accommodation is planned over two floors, affording a GENEROUS LAYOUT with GAS CENTRAL HEATING, DOUBLE GLAZING and comprising in brief; Entrance hallway with stairs to first floor, w/c off, formal dining room open to entrance hallway, full length double-aspect formal living room, entertaining open-plan living dining kitchen space with french doors to garden, dedicated utility room, first floor gallery landing, principle bedroom with en-suite, four further bedrooms and four-piece family bathroom. ADORNING the front aspect stands an IN-AND-OUT DRIVEWAY together with INTEGRAL SINGLE GARAGE, with to the rear an EXTENSIVE and MATURE GARDEN SPACE providing the ultimate space to be enjoyed by all! Whilst in need of some improving, this GENEROUS FAMILY RESIDENCE provides a SUPERB OPPORTUNITY TO PURCHASE and therefore to arrange a viewing please contact Taylors Estate Agents STOURBRIDGE office. Tenure: FREEHOLD. Construction: Standard. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk: Very Low Risk. Council Tax Band G. EPC C.

TASB 9159D

MISREPRESENTATION ACT 1967

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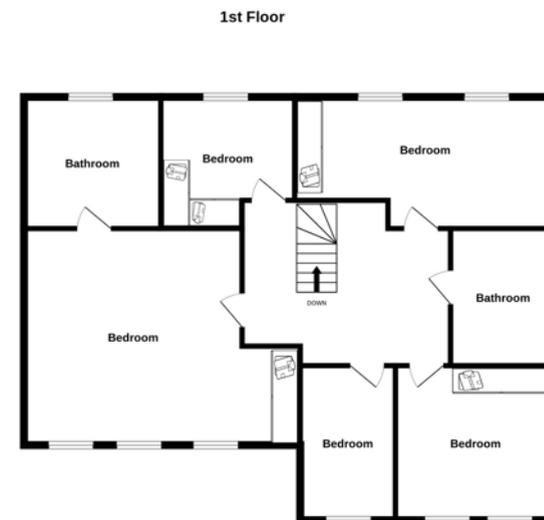
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