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31 Dingle Road, Pedmore, Stourbridge, West Midlands, DY9  
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This split level three bedroom detached bungalow is located on the very desirable Dingle Road. It offers a fantastic opportunity for those looking to downsize whilst enjoying spacious, private accommodation. The bungalow is beautifully presented throughout to offer a contemporary, modern interior and enjoys upgrades such as integrated appliances within the kitchen and a gas remote controlled log effect burner within the lounge.

Briefly the accommodation comprises: Porch, split-level Reception Hall with steps leading off, lounge, dining room, kitchen/breakfast room with larder & utility off, Two bedrooms with en-suites, a further double bedroom and shower room. Outside is an extensive garden, double garage to front along with ample off road parking. Viewings are highly recommended to appreciate the substantial accommodation on offer.



#### Approach

On approaching the property, you will access via the private road which can be heated for the winter months which in turn leads onto the block paved driveway and double detached garage. Along with a neat and tidy front garden.

#### Porch

Access to the reception hall, storage cupboard, double glazed window to side, central heated radiator, tiled flooring, spot lights.

#### Split level reception hall

A spacious split level hall with doors radiating off to all accommodation, three central heated radiators, large cloakroom cupboard with motion sensor lighting, spot lights and loft access.

#### Lounge

16'0" x 12'0" (4.88 x 3.66)

Gas remote controlled log effect burner with bespoke lime stone surround, with inset decorative lighting, wall mounted side lights, two large double glazed picture windows to rear, double doors to dining room, central heated radiator.

#### Dining Room

12'0" x 9'0" (3.66 x 2.74)

Patio doors giving access to the conservatory, double doors to lounge, wall mounted side lights.



#### Kitchen/Breakfast Room

22'0" x 13'3" x 9'0" max (6.71 x 4.04 x 2.74 max)

An exceptional open planned room with the kitchen offering variety of wall and base units, Rangemaster oven with extractor above, integrated dishwasher, fridge/freezer, dual sink and drainer, island, under unit plinth heater, spot lights, tiled flooring, double glazed window to rear.

The breakfast area offers access to the larder and laundry room, double glazed window to side, central heated radiator, tiled flooring, spot lights.

#### Laundry Room

6'0" x 5'0" (1.83 x 1.52)

Plumbing for washing machine and dryer, worksurface with inset stainless steel sink and drainer, large airing cupboard housing the boiler, door access leading to the side garden, tiled flooring and spot lights.



### Larder

Shelving throughout, double glazed window to front, central heated radiator, tiled flooring.

### Master Bedroom

12'10" x 10'0" max (3.91 x 3.05 max)

Fitted wardrobes with dressing table, wall mounted reading lights, double glazed bay window to rear, central heated radiator, access to en-suite.

### En-suite

Corner spa bath with shower over, wash hand basin, w.c and bidet vanity unit, floor to ceiling tiles, shaver socket, double glazed window to side, central heated towel rail.

### Bedroom 2

13'0" x 10'0" into bay (3.96 x 3.05 into bay)

Fitted wardrobes and dressing areas with drawers and shelving, wall mounted side lights, double glazed box bay window to front, access to en-suite, central heated radiator.

### En-suite.

Shower cubicle, wash hand basin, w.c vanity, shaver socket, double glazed window to side, floor to ceiling tiles, spot lights.

### Bedroom 3

13'0";4'0" x 10'0" (3.96;1.22 x 3.05)

Wall mounted side slights, double glazed window to front, central heated radiator.

### Shower Room/En-suite

Large shower cubicle, wash hand basin, w.c vanity unit, shaver socket, central heated towel rail, double glazed window to front, tiled flooring, spot lights.

### Conservatory

13'6" x 12'0" (4.11 x 3.66)

Access leading to the garden through French doors, remote controlled ceiling light with fan, power sockets throughout, tiled flooring, central heated radiator.

### Garden

A true asset to the property is this private and peaceful garden that offers extensive outside space. With a decked area that is perfect for those summer evenings spent with friends and family. Steps lead down to a generous lawn area with beds of mature shrubs and flowers. Through a gate at the rear, you find an additional piece of land which is ideal for those that enjoy gardening, allotments or the option to leave it as a wild garden. Access to the front via both sides of the property and power sockets/water taps can be found throughout.

### Double Garage

16'0" x 16'0" (4.88 x 4.88)

Electric up and over door to front, power and lighting throughout, double glazed window to side, boarded loft space provides additional storage.

### The Location

Dingle Road lies to the south-east of Stourbridge Town Centre and is conveniently located for access to nearby Oldswinford Village, which offers a range of shopping facilities. Stourbridge Junction Railway Station is easily accessible and offers direct rail links into Birmingham City Centre. Stourbridge Town Centre offers a wide range of shopping facilities together with the Crystal Leisure Centre. The location is also ideal for easy access to motorway networks via the M5 at Halesowen or Bromsgrove.



### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Council Tax Band G

### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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