



Ranworth, Ham Lane, Pedmore, Stourbridge, DY9 0UD



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**HUNTERS®**  
EXCLUSIVE

# Ranworth, Ham Lane, Pedmore, Stourbridge, DY9 0UD

## Summary...

A striking and characterful four bedroom detached family home arranged over three floors with an abundance of charm and original features. Beyond its imposing front with statement turret window and private aspect; the property boasts expansive and versatile living accommodation ideal for entertaining and independent living. To give prospective buyers an insight the property in brief comprises of welcoming reception hall complete with original parquet wooden floor and feature stained glass, comfortable-size lounge with log burning stove and feature turret window, separate sitting room with bay window, bright and airy dining room, study with butlers cupboard and spacious kitchen breakfast room with french doors leading to rear garden. Completing the ground floor is rear hall with access to guest WC, lobby/utility with space for washing machine and tumble dryer and tandem garage providing great storage space. Continuing upstairs leads to three well proportioned bedrooms with bedroom one having dual aspect and large family bathroom with free standing bath and separate shower. On the upper floor boasts the final double bedroom with additional shower room suitable for elderly or teenage relatives favouring their own space. The rear garden is mostly laid to lawn with shrub borders, patio seating ideal for entertaining, garden pond and gated side access. Additional benefits include being closely situated to an array of nearby amenities including easy access into Oldswinford High Street, Stourbridge Junction and Town Centre with excellent school catchment and open walks over Wychbury fields.



## Front of The Property

To the front of the property there is a generous-size driveway, dwarf wall with lawn to side, mature shrub screening, storm porch complete with tiled floor and outside light, doors to garage, feature stained glass door leading to reception hall and gated side access to rear garden.

## Reception Hall

16'8" x 7'10"

With a feature stained glass door leading from the front of the property, stairs to first floor landing with panelling and storage cupboard, doors to various rooms, coving, parquet floor, feature stained glass window to front and a central heating radiator.

## Lounge

17'0" x 15'5" into bay

With doors leading from reception hall and dining room, comfortable seating space, feature fire place with log burning stove, marble hearth, coving, wooden floor, stained glass windows, further feature double glazed turret windows to front and a central heating radiator.

## Sitting Room

14'5" x 11'9" into bay

With a door leading from reception hall, seating space, coving, double glazed bay window to front and a central heating radiator.

## Rear Hall

Open from reception hall, doors to various rooms and loft access.

## WC

With a door leading from rear hall, WC, wash hand basin, tiled splashback, tiled floor and a central heating radiator.

## Dining Room

13'5" x 11'9"

With doors leading from rear hall and lounge, space for large dining table, wall lights, coving, ceiling rose, window to side, further stained glass windows, double glazed french doors to rear garden and a central heating radiator.

## Study

9'10" x 6'10" max into cupboard

With a door leading from rear hall, space for home working, large storage cupboard, double glazed windows to rear and a central heating radiator.

## Kitchen Breakfast Room

16'8" x 11'9"

With doors leading from reception hall and rear lobby, fitted with a range of matching wall and base units with worksurfaces over, sink and drainer, space for Rangemaster-style cooker with stainless steel cooker hood over, further space for fridge freezer, dishwasher, breakfast table and large dresser, double glazed french doors to rear garden and a central heating radiator.

## Rear Lobby & Utility

With doors leading from kitchen breakfast room and garage, matching base units with worksurfaces over, one and a half stainless steel sink, tiled splashback, plumbing for washing machine, space for tumble dryer, useful storage space and double glazed window and door to rear garden.

## Landing

With stairs leading from reception hall and further stairs to upper landing, doors to various rooms, double glazed windows to front and rear and a central heating radiator.

## Bedroom One

17'0" x 15'5" into bay

With a door leading from landing, coving, feature double glazed turret windows to front, further double glazed window to rear and two central heating radiator.

## Bedroom Two

14'5" into bay x 11'9"

With a door leading from landing, coving, double glazed bay window to front and a central heating radiator.

## Bedroom Three

11'9" x 8'10" max

With a door leading from landing, double glazed window to side and a central heating radiator.

## Bathroom

With a door leading from landing, free standing clawfoot bath with shower attachment, p-shaped shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, part tiled walls, extractor, double glazed windows to side and rear and a central heating towel rail.

## Bedroom Four

11'9" x 11'9"

With a door leading from upper landing, laminate floor, eaves storage, skylight, double glazed window to rear and a central heating radiator.

## Shower Room

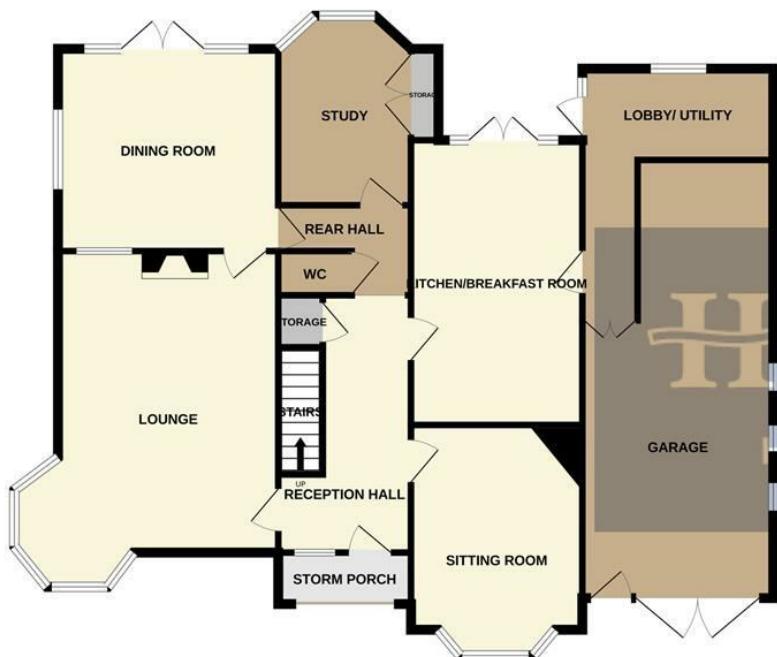
With a door leading from upper landing, corner shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls and tiled floor, recessed spotlights, extractor, skylight, double glazed window to rear and a central heating radiator.

## Garden

With double glazed doors leading from kitchen breakfast room, dining room and rear lobby/utility to a patio seating area, maintained lawn, pond, apple tree, decorative chipping stones, shed, outside tap and lighting and gated side access leading to the front of the property.



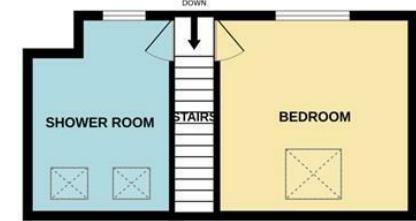
GROUND FLOOR



1ST FLOOR



2ND FLOOR

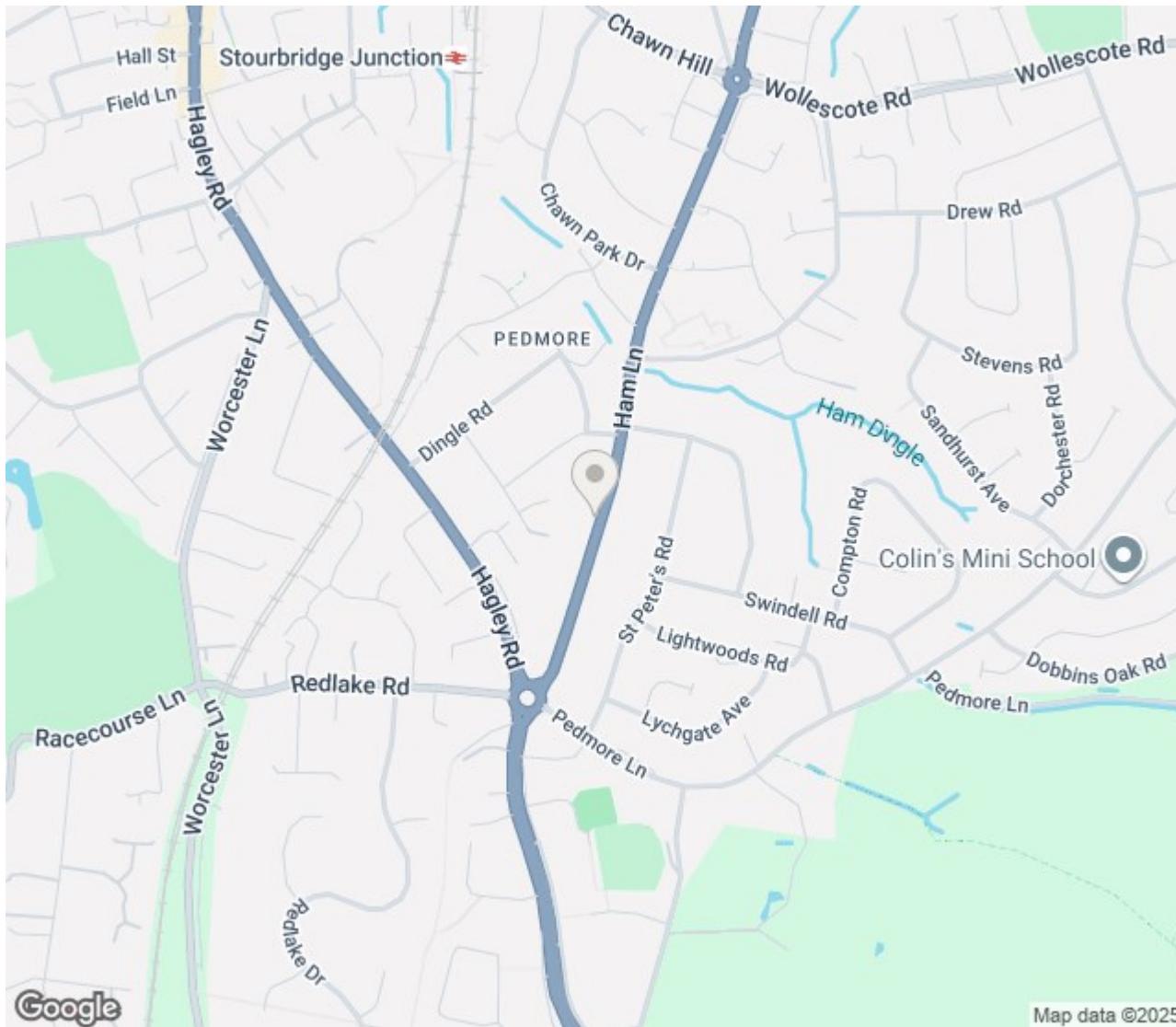


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73	58	
England & Wales		EU Directive 2010/31/EU

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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