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324 Hagley Road
Stourbridge

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324 Hagley Road, Pedmore, Stourbridge, DY9 0RD

This 3 Bedroom Detached Family Home is in a great location at this highly sought after Pedmore address, conveniently situated just along from the Pedmore C of E Primary School

The property enjoys an excellent position, set behind the Service Road to Hagley Road, being well placed for Stourbridge Town & Hagley Village which have a wealth of local amenities including schooling of good repute, shops, restaurants, train stations with direct links into Birmingham/Worcester and beyond and with excellent access to the motorway network at J3 or J4 of the M5 making it ideal for commuting.

With gas central heating and comprising: Side Entrance Hall, Transverse Lounge, Dining Kitchen, Landing, 3 bedrooms, Bathroom & Garage.

OVERALL, A PROPERTY READY TO PERSONALISE, AT THIS SOUGHT AFTER PEDMORE ADDRESS, AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Side Entrance Hall with obscure small paned single glazed door and side screen, stairs to 1st Floor and doors leading off.

There is a Transverse Lounge, to the front, having a mantel fireplace with hearth and inset fire, UPVC double glazed front and side window each with secondary glazed screen and obscure glazed door leading to the Dining Kitchen.



The Dining Kitchen has a Dining Area with laminate floor, useful Store, UPVC double glazed patio door to Garden and opening to the Kitchen Area having a range of white gloss wall and base cupboards, worktops, sink and mixer tap, Indesit built-in oven, Cooke & Lewis ceramic hob, tall housing with integrated fridge freezer, adjoining tall cupboard, Alpha gas central heating boiler (in cupboard), freestanding dishwasher, UPVC double glazed rear window, laminate floor, cupboard with gas meter and door to Hall.

On the 1st Floor, there is a Landing having side obscure UPVC double glazed window, Airing Cupboard (with tank), loft access and doors to 3 Bedrooms and Bathroom.

Bedroom 1 has a range of wardrobes, corner dressing table with drawers and UPVC double glazed front window. Bedroom 2 has a range of wardrobes, double base cupboard and UPVC double glazed window. Bedroom 3 has a rear UPVC double glazed window.

There is a Bathroom having a soft cream coloured suite including bath with Triton shower over, tiled surround, WC, basin, part wall tiling and obscure UPVC double glazed rear window.

There is a single Garage having up and over door and UPVC double glazed rear window.

The Rear Garden is west facing having a paved patio, lawn, shrub borders, paving to the right corner and behind the garage and side gate to the Driveway.

At the front, there is a lawn with shrub planting and Driveway extending past the side of the property to the Garage

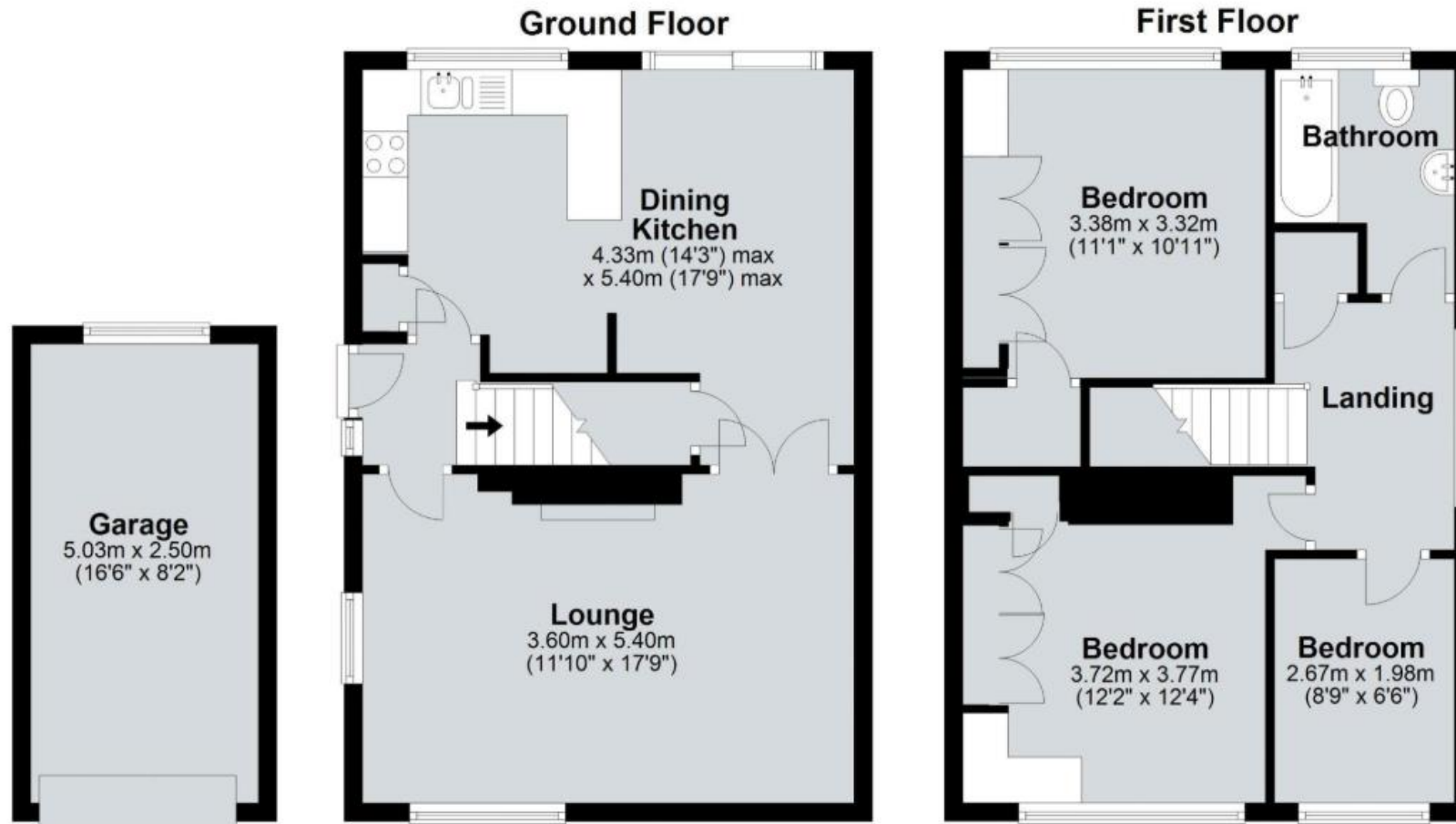


FLOOR PLANS

Tenure: Freehold. **Council Tax Band:** D.
Construction: Brick with pitched roof.
Services: All main services are connected.
Broadband/Mobile coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 43sq m, 462sq ft
 Garage: 13sq m, 140sq ft
 First Floor: 43sq m, 462sq ft





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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We don't sell houses, we sell **homes**.

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks (https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf), biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.