



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.



Hagley Road
Stourbridge

The
LEE, SHAW
Partnership

VALUE. SELL. LET.



Wendon House, 238 Hagley Road, Stourbridge DY8 2JS

Outstanding opportunity not to be missed – imposing 5 Bedroom, 3 Reception Room, Character Detached Family Home, being double fronted with distinctive large bay windows to the front, substantial and truly spacious at over 2500 sq ft, offering fantastic potential to personalise and update to create a Forever Home, at this highly sought after address. Inspection here is absolutely essential to fully appreciate.

The property is further enhanced by a Detached Double Garage to the rear and 2 Driveways, one block paved to the rear leading to the Garage and a generous size gravelled Driveway to the front.

Well placed for Oldswinford, Stourbridge Town & Hagley Village, which have a wealth of local amenities including schools 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: large Reception Hall, Guest Cloakroom, Dining Room, Sitting Room, Lounge, Breakfast Kitchen, Utility Room and large Pantry, huge Landing, 5 Bedrooms (4 doubles & 1 single), En-Suite to Bedroom 1, House Bathroom & Separate Toilet. There is an External Store, Toilet and Basement Cellar.

FAMILY HOMES OF THIS STATURE AND CHARACTER ARE HARD TO FIND – THUS MAKING THIS A RARE CHANCE TO BUY – EARLY VIEWING IS HIGHLY RECOMMENDED. AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor, there is a wide Canopy Entrance with tiled floor, external light, front door and obscure leaded single glazed timber side screens to:

The imposing Reception Hall having oak floor, deep coving, stairs to 1st Floor (with low-level Store below), radiator and doors leading off.

The Guest Cloakroom has an avocado coloured suite, including WC, basin, part tiled walls, radiator, extractor, side obscure stained glass secondary glazed window and part stained glass obscure glazed door to Hall.

There is a generous size Dining Room, to the front, having double glazed bay window with curved radiator below, timber fireplace with gas fire and deep coving.

On the other side of the Hall, there is a separate Sitting Room having wall-mounted gas fire, double glazed bay window with curved radiator below and deep coving.

The rear Lounge is also a generous size having a feature tiled fireplace with hearth and gas fire, deep coving, radiator, rear double glazed bay with 4 top opening windows and central doors to the Garden.

The Breakfast Kitchen has a range of base cupboards, worktop, 2 bowl sink with mixer tap, Miele 5 burner gas hob with cooker hood over, built-in oven with cupboard above and below, tall cupboard to side, part tiling, radiator, table space, double glazed rear window and recessed ceiling lights.

A door gives access to the Utility room having a Belfast sink, double glazed side window, timber side pedestrian door and part tiled walls. A door gives access to the large Pantry having 2 side obscure UPVC double glazed windows, tiled slab, wall shelving and part tiled walls.



The
LEE, SHAW
Partnership

VALUE. SELL. LET.



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



RICS

the mark of
property
professionalism
worldwide

On the 1st Floor, there is a large Landing, having panelled balustrade to stairs, feature stained glass obscure secondary glazed side window, deep coving, radiator and doors leading off to 5 Bedrooms, Bathroom and Toilet.

Bedroom 1 is a double size room, to the rear, with double glazed bay window, 2 radiators and double and a single built-in wardrobe. A door gives access to the refitted En-suite having a white suite with large shower, having screen and sliding door, wide semi-recessed basin with walnut style vanity cupboard below, WC, chrome ladder radiator, part tiled walls, recessed ceiling lights, extractor, radiator and Dimplex electric fan heater.

Bedroom 2 is a generous double size room with double glazed bay window to front, 2 double built-in wardrobes, gas fire, radiator and pedestal wash basin.

Bedroom 3 is another generous size room with double glazed bay window, radiator, basin with vanity cupboard and drawers below and shaver point.

Bedroom 4 is also a double size with double glazed window, radiator and vanity basin with drawers below.

Bedroom 5 is a single size room with single glazed and leaded window to front and radiator.

There is a Bathroom comprising of a bath with Triton shower over and side folding shower screen, bidet, pedestal wash basin, radiator, part tiled walls, Dimplex electric wall heater, obscure stained glass secondary glazed rear window, wall cupboard with mirror doors and shaver point, loft access and Airing Cupboard (with Worcester Bosch gas central heating boiler).

The
LEE, SHAW
Partnership

VALUE. SELL. LET.





There is a separate Toilet with WC, part tiled walls and obscure UPVC double glazed window.

There is a Detached Double Garage, to the rear, having electric door, part obscure UPVC double glazed rear pedestrian door, strip lighting and power points.

The Rear Garden is south west facing, having a large paved patio with raised rockery, waterfall and pond. A border of mature trees and shrubs to the right side extends down past the Garage. A pathway runs besides an artificial grass lawn to the greenhouse at the rear. A side path gives access with gate to the front and there is an external Store, Toilet and Basement Cellar.

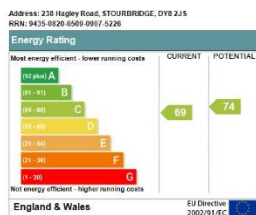
At the front there is a good size gravel Driveway providing off road parking, together with shrub borders. There is also a rear block paved Driveway accessed from the private road leading to the Double Garage.

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

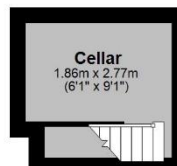
Agents Note: Renewal of underground drainage was completed in 1997. Underpinning works were completed in March 1999 for which a Building Regulation Completion Certificate was issued (Paperwork is available).

Wendan Grove Property Management Company Limited is in place for the management of the private road. Each home on the road has one Director and currently there is a payment of £39.31 per annum to cover insurance.



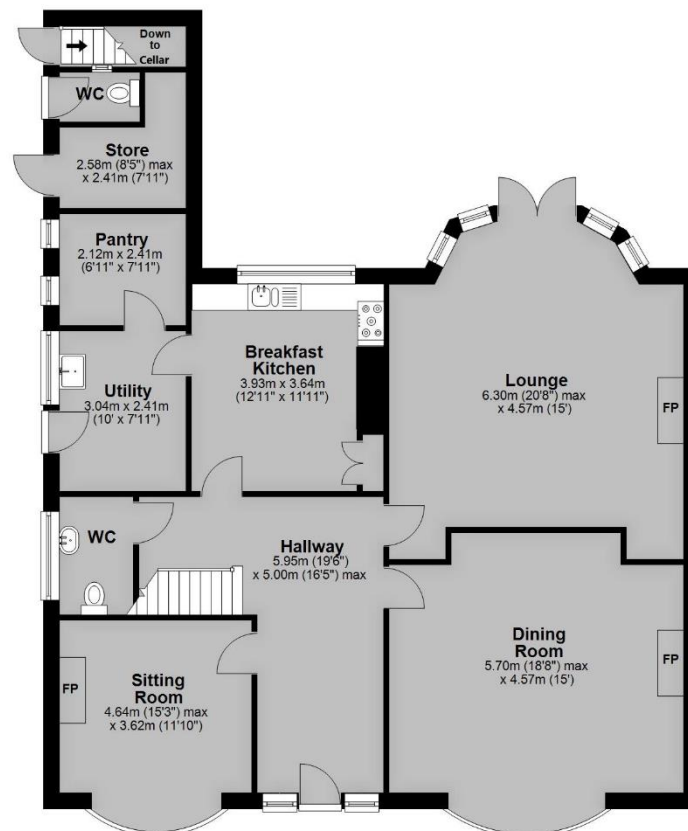


Basement
 Approx. 6.8 sq. metres (73.4 sq. feet)

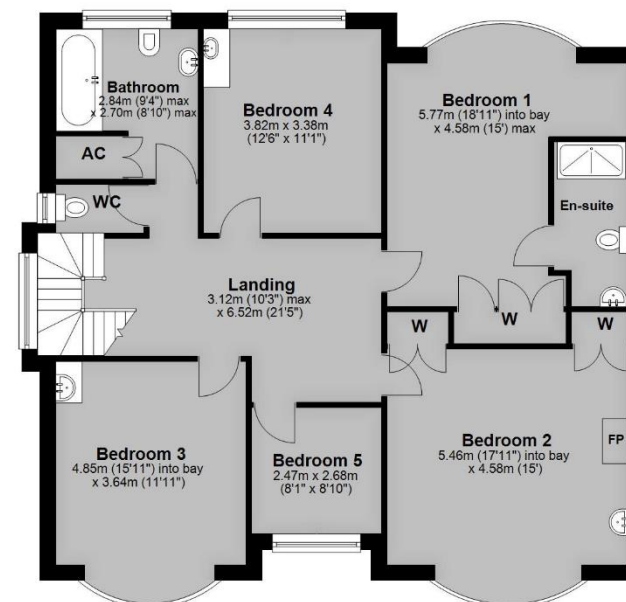


FLOOR PLANS

Ground Floor
 Approx. 163.4 sq. metres (1758.7 sq. feet)



First Floor
 Approx. 108.9 sq. metres (1171.9 sq. feet)



Total area: approx. 279.1 sq. metres (3004.0 sq. feet)



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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>

www.leeshaw.com  



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill

Kingswinford, West Midlands DY6 9JE

Stourbridge Sales: (01384) 396066

stourbridge@leeshaw.com www.leeshaw.com

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

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.