

Kidderminster Road South, Hagley, Worcestershire, DY9 0JH

# welcome to

# **Kidderminster Road South, Hagley, Worcestershire**

Situated in the highly sought after village of Hagley, with the high street a short distance away giving access to shops, bars, & restaurants, in catchment for outstanding primary & secondary schools, within walking distance of Hagley Train Station accessing both Birmingham, Worcester and beyond.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### **Agent Note**

The Council Tax Band is F. Freehold Property.
Situated on a generous plot size with excellent potential to extend further (STPP).

#### **Porch**

6' 10" x 10' 2" ( 2.08m x 3.10m )

#### **Entrance Hall**

# **Sitting Room**

15' 2" Max into Bay x 11' 3" ( 4.62m Max into Bay x 3.43m )

# Lounge

16' 7" x 11' 2" ( 5.05m x 3.40m )

# **Dining Area**

9' 1" x 13' (2.77m x 3.96m)

## Kitchen/breakfast Room

9' 9" x 18' 1" ( 2.97m x 5.51m )

# **Utility Room**

8' 2" x 4' 10" ( 2.49m x 1.47m )

# **Ground Floor W/C**

# **First Floor Landing**

### **Master Bedroom**

14' 10" MAX x 11' 3" MAX ( 4.52m MAX x 3.43m MAX )

## **En-Suite Shower Room**

6' 4" x 6' 4" ( 1.93m x 1.93m ) With under-floor heating

## **Bedroom Two**

16' MAX x 11' MAX ( 4.88m MAX x 3.35m MAX )

# **Bedroom Three**

10' x 7' 9" ( 3.05m x 2.36m )

## **Family Shower Room**

6' 10" x 10' (2.08m x 3.05m) With under-floor heating

# **Tandem Garage**

33' 8" MAX x 10' MAX ( 10.26m MAX x 3.05m MAX ) **Rear Garden** 





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# **Kidderminster Road South, Hagley Worcestershire**

- Impressive 1930's Detached Family Home
- Large Lounge/ Diner with additional reception room
- Modernised Shower room, En-Suite & Down stairs WC
- Stylish Fitted Breakfast Kitchen & Utility
- 3 Generously Sized Bedrooms

Tenure: Freehold EPC Rating: D

offers over

£595,000







Pinewoods Ave

Widderninster Rd S

Map data ©2024

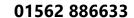
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Property Ref: HAG105110 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

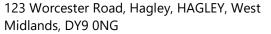






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