



**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.





**Ground Floor**



**First Floor**

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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welcome to

## 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAG105110 - 0012

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**01562 886633**



Hagley@shipways.co.uk



123 Worcester Road, Hagley, HAGLEY, West  
Midlands, DY9 0NG



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