



**Bennett Drive, Hagley, Stourbridge, DY9 0WA**



**welcome to**

**Bennett Drive, Hagley, Stourbridge**

Located on the popular Cala Homes development in the highly sought after village of Hagley. This Detached family home is well situated for access to the village high street, good rural walks and countryside, local shops, good transport links, and in catchments for the highly popular Hagley schools.





**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.

## Approach

Accessed over the block paved driveway, with additional Garage access and side gate leading to rear garden

## Reception Hallway

With tiled flooring, radiator central heating, ceiling lights, stairs leading to first floor, access to ground floor W.C, and access granted to family Lounge and Kitchen/ Diner

## Family Lounge

20' 4" MAX x 10' 9" MAX ( 6.20m MAX x 3.28m MAX )  
Located at the front of the property, with the benefit of the bay window, ceiling light, and radiator heating.

## Kitchen/ Diner

20' 4" MAX x 11' 4" MAX ( 6.20m MAX x 3.45m MAX )  
across the rear of the property, with patio doors to rear garden, a selection of wall and base units, gas hob with extractor, electric oven, built-in appliances, ceiling spot lights, double glazed with view out over garden, and door way leading through to Utility.

## Utility Room

9' 5" MAX x 9' 10" MAX ( 2.87m MAX x 3.00m MAX )  
With tiled floor, base units with sink, a double glazed window, door leading out to side access, and ceiling spot lighting.

## Ground Floor W.C.

tiled flooring, toilet, ceiling light, extractor, sink, and heated towel rail.

## Landing

With loft access, storage cupboard and access to all bedrooms and the house bathroom.

## Master Bedroom

15' MAX x 14' 4" MAX ( 4.57m MAX x 4.37m MAX )  
Located at the front of the property, with double glazed bay window, built-in wardrobe, ceiling light, radiator, and access to En-Suite

## En-Suite Shower Room

With tiled flooring, ceiling light, heated towel rail, sink, toilet, and shower unit.

## Bedroom 2

11' 3" MAX x 10' 8" MAX ( 3.43m MAX x 3.25m MAX )  
Located at the rear of the property, benefitting from built-in wardrobe, ceiling light, double glazed window with garden views, and radiator heating.

## Bedroom 3

15' 10" x 9' 10" ( 4.83m x 3.00m )  
Located at the front of the property and a good sized double bedroom, with double glazed window to frontage, ceiling light, and radiator heating.

## Bedroom 4

13' MAX x 9' 10" MAX ( 3.96m MAX x 3.00m MAX )  
A rear facing good sized bedroom, with ceiling light, double glazed window out over rear garden, and radiator heating.

## Bathroom

With tiled flooring, a double glazed window, ceiling spot lights, tiled walls, shower over bath, sink, toilet, and heated towel rail.

## Garden

## Garage

19' 8" MAX x 9' 11" MAX ( 5.99m MAX x 3.02m MAX )

## Agent Note

Freehold Property  
Council Tax Band -  
EPC rating -



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## Bennett Drive, Hagley Stourbridge

- Detached 4 Bed Family Home
- Open Plan Kitchen, Dining and Family Area
- Downstairs WC and Utility
- Spacious Lounge
- Four Double Bedrooms with Master En-Suite Shower Room

Tenure: Freehold EPC Rating: B

**£585,000**



Please note the marker reflects the postcode not the actual property

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