



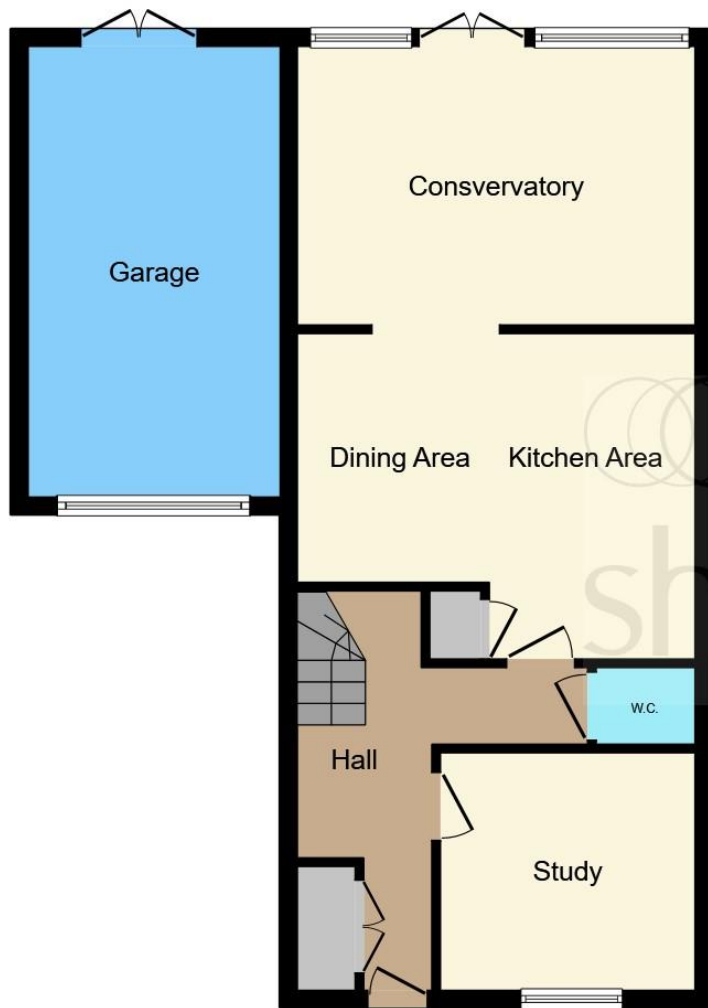
**The Sidings, Hagley, Stourbridge, DY8 2XT**

**welcome to**

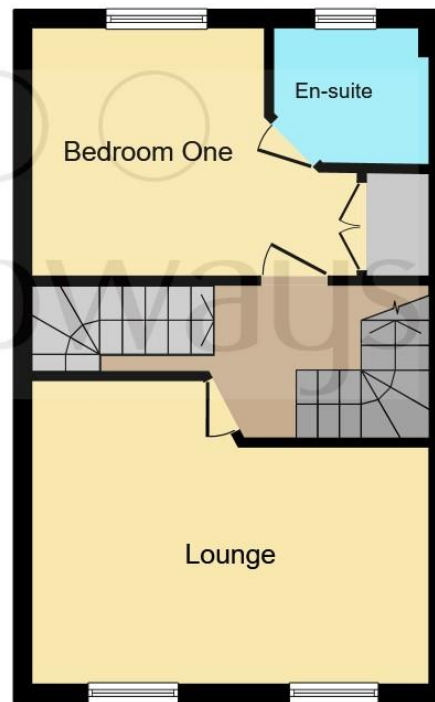
**The Sidings, Hagley, Stourbridge**

\*\*\* GATED COMMUNITY \*\*\* 4/5 GOOD SIZE BEDROOMS \*\*\* PRIVATE REAR GARDEN \*\*\* GARAGE AND DRIVEWAY \*\*\* OPEN-PLAN LIVING \*\*\*  
SHORT WALK AWAY FROM LOCAL SCHOOLS \*\*\* EARLY VIEWINGS ARE ADVISED \*\*\*

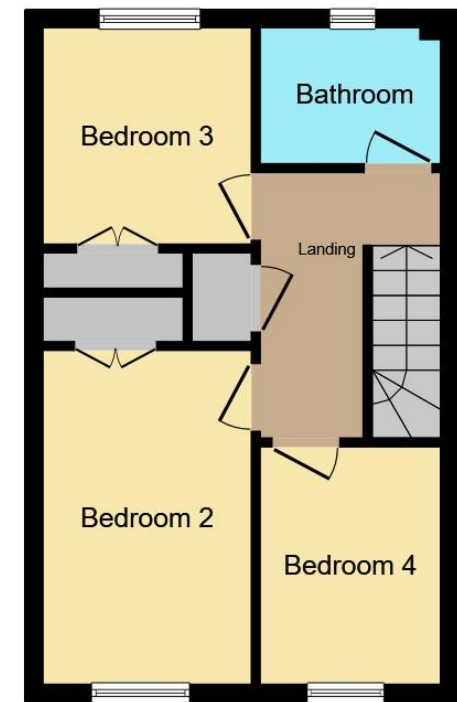




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Agent Note**

The Council Tax Band is D.

### **Study**

9' 10" x 9' 2" ( 3.00m x 2.79m )

Window front, ceiling light.

### **W.C**

Sink, toilet

### **Dining Area**

8' 11" x 9' 8" ( 2.72m x 2.95m )

Opening to conservatory, having ceiling spot lights.

### **Kitchen Area**

14' 9" x 12' 7" ( 4.50m x 3.84m )

Having a range of wall and base units, having stainless steal sink and drainer. Space for dishwasher, fridge, freezer, oven.

### **Conservatory**

15' 4" x 11' 5" ( 4.67m x 3.48m )

Double door to rear garden four windows, window to kitchen, opening to dining room.

### **Lounge**

14' 8" x 11' 11" ( 4.47m x 3.63m )

Two window front, ceiling light, radiator, potential bedroom.

### **Bedroom One**

9' 9" x 11' 10" ( 2.97m x 3.61m )

Ceiling light, window to rear, radiator. Benefitting from built in warbrobes.

### **En Suite**

Sink basin, toilet, shower, window rear.

### **Bedroom Two**

15' x 8' ( 4.57m x 2.44m )

Window to front, ceiling light fitting, radiator, storage, loft access. Benefitting from built in wardrobes.

### **Bedroom Three**

9' x 8' ( 2.74m x 2.44m )

Window to rear, ceiling light and radiator. Benefitting from built in wardrobes.

### **Bedroom Four**

11' 11" x 7' 3" ( 3.63m x 2.21m )

Window front, ceiling light and radiator.

### **Bathroom**

Tiling to splash prone area's. Sink basin, toilet, bath, window to rear.

### **Garage**

16' 2" max x 8' 3" max ( 4.93m max x 2.51m max )



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## The Sidings, Hagley Stourbridge

- GATED COMMUNITY
- 4/5 GOOD SIZE BEDROOMS
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- OPEN-PLAN LIVING

Tenure: Freehold EPC Rating: C

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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