



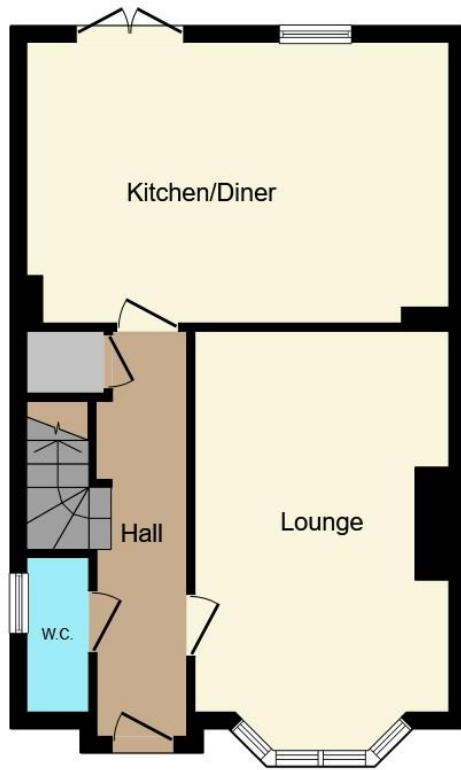
**Prince Mews, Hagley, Stourbridge, DY9 0FT**

**welcome to**

**Prince Mews, Hagley, Stourbridge**

\*\*\*\*A PRIVATE GATED COMMUNITY KNOWN AS ' PRINCES MEWS'\*\*\*\*HAGLEY CATCHMENT \*\*\*\*THREE STOREY\*\*\*\*FOUR BEDROOMS\*\*\*\*DRIVEWAY WITH PARKING FOR UP TO FIVE CARS\*\*\*\*IMMACULATEDLY PRESENTED\*\*\*\*TWO EN-SUITE BATHROOMS\*\*\*\*FURTHER HOUSE BATHROOM\*\*\*\*GARAGE AND GARDENS\*\*\*\*STUNNING KITCHEN/DINER\*\*\*\*VIEWINGS ADVISED\*





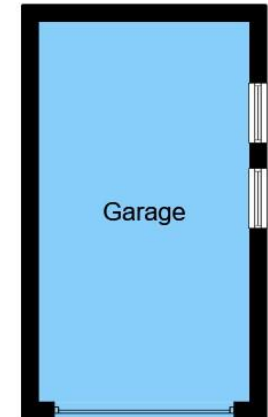
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

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 F. There is a current annual service charge for the communal grounds and lighting of £747.28.

## Approach

Being accessed via electric gates and driveway leading to the property's own spacious driveway that benefits from having parking for up to five cars, having a lawn to frontage, shrubbery and bushes line the perimeter, block paved steps lead to the front Georgian style porch with an outside light and side access to garage and driveway. There is also a communal field with stunning countryside views that surround this development.

## Entrance Hallway

Having a double glazed front door, ceiling spot lights, central heated radiator understairs storage cupboard, stairs to first floor and doors to:-

## Downstairs W/C

having a double glazed window to side aspect, ceiling light connection, central heated radiator, low level W/C, pedestal wash hand basin with mixer tap over and tiling to splash prone areas

## Lounge

16' 1" into bay area x 10' 8" max ( 4.90m into bay area x 3.25m max )

Having a front facing double glazed bay window, ceiling light connections, central heated radiator, herringbone style wooden flooring, and decorative panelling to walls.

## Kitchen/Diner

18' 4" max x 12' max ( 5.59m max x 3.66m max )

Having double glazed patio doors and window facing the rear garden. ceiling spotlights, there is a range of wall and base units with quartz work top surfaces over, a six ring gas hob with a cooker hood over, there is a double oven and grill in a tall housing unit. Having space and plumbing for integrated washing machine, dish washer, and fridge freezer open space ideal for dining area and laminate

flooring.

## First Floor Landing

Having triple glazing to this floor, and also benefiting from having a double glazed window to the side of the property, a central heated radiator, stairs to the top floor and doors to the house bathroom and bedrooms two, three and four ,

## Bedroom Two

12' 7" to front of wardrobes x 10' 11" ( 3.84m to front of wardrobes x 3.33m )

Having a triple glazed window to front, ceiling light connection, central heated radiator, and benefiting from having a range of fitted wardrobes and door to en-suite bathroom.

## Ensuite Bathroom

Having a double shower unit, a pedestal wash hand basin, a low level W/C , a heated towel railed tiling to splash prone areas.

## Bedroom Three

12' 1" max x 8' 11" To Front Of Wardrobes ( 3.68m max x 2.72m To Front Of Wardrobes )

Having a double glazed window to the rear of the room, a ceiling light connection, a central heated radiator and a range of fitted wardrobes.

## Bedroom Four

12' 1" max x 7' 2" max ( 3.68m max x 2.18m max )

Currently used as a study and having a window facing to the rear of the property, a ceiling light connection, and a central heated radiator.

## Top Floor Landing

Having a side facing window, a ceiling light connection, a cupboard housing the water tank, and door to the Master Bedroom.

## Bedroom One

19' 6" max x 11' 7" max ( 5.94m max x 3.53m max )

Being on the top floor with sloped ceiling and benefiting from having a double-glazed window to the front of the room, sky light windows, central

heated radiators and and ceiling lighting, a range of fitted wardrobes and door to the en-suite bathroom

## Rear Garden

With a paved patio, side door to garage and gate to driveway and parking area, benefiting from having an outside tap and and light, block paved seating area, there is a separate area for the hot tub that is negotiable by separate sale with canopy over, outside electrics and fencing surrounds the borders for privacy.



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welcome to

## Prince Mews, Hagley Stourbridge

- FOUR BEDROOM DETACHED PROPERTY
- WITHIN A GATED COMMUNITY
- EASY ACCESS FOR HAGLEY VILLAGE AND MOTORWAY LINKS
- THREE STOREY
- IMMACULATELY PRESENTED

Tenure: Freehold EPC Rating: B

offers over

**£600,000**



Please note the marker reflects the postcode not the actual property

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