



Kidderminster Road, Hagley Stourbridge DY9 0PZ



welcome to

Kidderminster Road, Hagley Stourbridge

****DETACHED FIVE BEDROOM FAMILY HOME****WALKING DISTANCE TO VILLAGE AMENITIES****EXTENDED AND FINISHED TO A HIGH SPECIFICATION****CATCHMENT FOR SCHOOLS****OPEN PLAN KITCHEN/LIVING /DINING AREA****LARGE DRIVEWAY/GARAGE AND GARDENS****GARDEN ROOM/RECREATION OR PLAY ROOM****VIEWINGS ADVISED****



Approach

Set back within the lay by off the main Kidderminster Road and having a more private feel to the approach with tarmacadam driveway for up to six cars, hedgerow, and low feature wall, block paved border area, wall mounted electrical car charging point to side, followed by side gate with access to rear garden. Step up to entrance porch.

Entrance Porch

Double glazed door to front with side window, tiled floor, and door to hallway.

Hallway

Double glazed window and door to front, ceiling light, feature radiator, stairs to first floor accommodation with understairs storage, Parquet floor, doors to various rooms and double doors to kitchen.

Lounge

14' 5" into bay x 12' 1" (4.39m into bay x 3.68m)
Double glazed bay window to front, ceiling light, feature open fireplace, central heating radiator and Parquet flooring with feature tiled area in the centre having carpet over.

Kitchen Area

12' 8" max x 15' 1" min (3.86m max x 4.60m min)
Double glazed window to side, double-glazed, aluminium bi-fold doors to rear garden, ceiling spot lights, range of wall and base units, Quartz worktops, centre island, Neff induction five ring hob, extractor over, recessed sink/drain, two slide and hide Neff ovens built into a tall housing unit, integrated appliances (dishwasher, microwave, coffee machine and wine cooler), American style fridge/freezer, ladder rail, under plinth lighting and door to utility room.

Dining/Living Areas

19' 7" max x 20' 5" max (5.97m max x 6.22m max)
Ceiling spotlights and feature limestone fireplace with inset log burner sitting on a granite slab.

Utility

7' 4" x 6' 10" plus recess (2.24m x 2.08m plus recess)
Double glazed window to rear, ceiling light, range of wall and base units, Quartz worktops, double Belfast sink, with mixer tap, space for washing machine and tumble dryer, laminate flooring, and doors to downstairs cloakroom.

Downstairs Cloakroom

Obscure double-glazed window to side, ceiling light, range of storage with feature wash hand basin and mixer tap, tiled splashback, low level wc, feature radiator and towel rail and laminate flooring.

Landing

Ceiling light, roof light, access to boarded loft with pull down ladder and doors to various rooms.

Bedroom One

10' 2" to front of wardrobes x 13' max (3.10m to front of wardrobes x 3.96m max)
Double glazed window to rear, ceiling light, central heating radiator and a range of fitted wardrobes with hanging rails.

Bedroom Two

13' max x 12' 1" max (3.96m max x 3.68m max)
Double glazed window to front, ceiling light and central heating radiator.

Bedroom Three

14' 7" x 8' 10" (4.45m x 2.69m)
Double glazed window to front, ceiling light and central heating radiator.

Bedroom Four

8' x 8' 10" into recess (2.44m x 2.69m into recess)
Double glazed window to front, ceiling light and central heating radiator.

Bedroom Five

8' x 6' 5" (2.44m x 1.96m)
Double glazed window to rear, smaller secondary access to loft, ceiling light and central heating radiator.

Bathroom

Obscure double glazed window to rear, ceiling spot lights, freestanding bath with mixer tap, shower cubicle with glass screen, low level wc, vanity unit with storage, recessed wash hand basin and mixer tap, heated towel rail, tiling to walls and floor.

Rear Garden

Block paved patio, mainly laid to lawn, mature feature tree, border filled with shrubs for privacy, vegetable patch to rear, rear decked seating area with cover over, outside tap, lighting, electric sockets and side door access to garage.

Home Office

Being of good size and being a great asset to this family home with multi purpose use and having wooden insulated construction, Alexa controlled lighting compatible with equivalent devices, wi-fi connection, electric sockets, having a pitched roof, double glazed Patio doors and windows. This a great addition to the property and could be used as an office, playroom or recreational area, this home office offers the perfect tranquil space for work, rest and play.

Garage

16' 10" x 9' 1" (5.13m x 2.77m)
Double opening doors, obscure double-glazed window to side, ceiling light, wall mounted Worcester Bosch boiler, amble wall mounted storage and electric sockets.

Agent Note

The Council Tax Band is F.



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- DETACHED FAMILY HOME
- FIVE BEDROOMS
- VILLAGE LOCATION
- REFURBISHED AND EXTENDED
- EXTENSIVE LANDSCAPED REAR GARDEN WITH FULLY INSULATED GARDEN ROOM/PLAY ROOM

Tenure: Freehold EPC Rating: D

offers in excess of

£795,000



Please note the marker reflects the postcode not the actual property

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HAG105433 - 0011

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