



Kidderminster Road, Hagley, Stourbridge, DY9 0QD



welcome to

Kidderminster Road, Hagley, Stourbridge

****DETACHED FAMILY HOME****VILLAGE LOCATION****FOUR RECEPTION ROOMS****TWO BATHROOMS****PRIVATE REAR GARDEN****SPACIOUS DRIVEWAY****VIEWINGS ADVISED****



Approach

Low feature brick wall, tarmacadam driveway providing parking for upto five cars.

Entrance Porch

Double doors and side windows, ceiling spot lights, tiled floor and step upto front door.

Hallway

Door to front, feature leaded window to side, ceiling light, central heating radiator and door to understairs wc.

Cloakroom/W.C.

Ceiling light, wall mounted wash hand basin with taps, low level wc and fitted cupboards with worktop over.

Lounge

21' 6" max x 10' 10" plus recess (6.55m max x 3.30m plus recess)
Double glazed sliding doors to rear leading into the conservatory.

Conservatory

21' 3" max x 13' 6" (6.48m max x 4.11m)
Double glazed sliding doors to garden, double glazed windows to side and rear, wall lights, central heating radiator and tiled floor.

Dining Room

12' 5" into bay x 11' 11" max (3.78m into bay x 3.63m max)
Double glazed bay window to front, ceiling light, wall lights, central heating radiator, feature gas fire and door to hallway.

Kitchen/Diner

19' 11" x 11' 11" (6.07m x 3.63m)
Double glazed window to rear, door to garden, further door to conservatory, range of wall and base units, worktops, four ring induction hob, extractor fan over, double oven and grill in tall housing unit with storage above and below, sink/drainer with mixer tap, tiled splashback, breakfast bar area, integrated appliances (dishwasher and fridge), central heating radiator, serving hatch, tiled floor and archway to snug.

Snug

9' 11" x 7' 11" (3.02m x 2.41m)
Ceiling light, fitted cupboards, laminate flooring and door to hallway.

Utility Room

8' 10" x 6' 9" (2.69m x 2.06m)
Ceiling light, range of wall and base units, worktops, stainless steel sink/drainer, tiled splashback and space for washing machine.

Split Level Landing

Access to boarded loft via ladder, wall lights and doors to various rooms.

Bedroom One

12' max x 13' 2" max (3.66m max x 4.01m max)
Double glazed window to rear, ceiling light, central heating radiator and a range of fitted wardrobes.

Shower Room

Obscure double glazed window to front, ceiling spot lights, wall lights, corner shower, low level wc, pedestal wash hand basin with mixer tap, central heating radiator, full height tiling to walls and floor.

Bedroom Two

13' max x 12' max (3.96m max x 3.66m max)
Double glazed windows to front and side and ceiling light.

Bedroom Three

10' 2" x 8' 11" (3.10m x 2.72m)
Double glazed window to rear, ceiling light, central heating radiator, doors to walk-in wardrobe with hanging rail and shelving.

Bedroom Four

9' 4" max x 9' 7" max (2.84m max x 2.92m max)
Double glazed window to rear, ceiling light and central heating radiator.

Bathroom

Double glazed window to front, ceiling light, panelled bath with shower attachment, pedestal wash hand basin with taps, low level wc, heated towel rail, full height tiling to walls and floor.

Rear Garden

Paved patio, outside tap, mature garden mainly laid to lawn, variety of trees and shrubs, fencing to boundaries.

Garage

17' 3" max x 9' 2" max (5.26m max x 2.79m max)
Up and over door, ceiling light, central heating boiler and wall mounted storage.

Agent Note

The Council Tax Band is F.



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Kidderminster Road, Hagley Stourbridge

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- FOUR SPACIOUS RECEPTION ROOMS
- VILLAGE LOCATION
- CATCHMENT FOR LOCAL SCHOOLS

Tenure: Freehold EPC Rating: D

offers over

£625,000



Please note the marker reflects the postcode not the actual property

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