



**Station Road, Hagley Stourbridge DY9 0NU**





**welcome to**

**Station Road, Hagley Stourbridge**

\*\*\*\*SEMI DETACHED PROPERTY\*\*\*\*HAGLEY VILLAGE\*\*\*\*THREE BEDROOMS PLUS AN ATTIC ROOM\*\*\*\*THREE RECEPTION ROOMS\*\*\*\*GARAGE AND GARDENS\*\*\*\*CATCHMENT FOR HAYBRIDGE HIGH SCHOOL\*\*\*\*WALKING DISTANCE TO THE VILLAGE\*\*\*VIEWINGS ADVISED\*\*\*\*



### **Entrance Hallway**

Feature door to front, ceiling light, stairs to first floor accommodation, door to understairs storage, central heating radiator, recess with hanging rail, doors to lounge area, dining area and snug.

### **Lounge Area**

13' 4" x 12' 4" into recess ( 4.06m x 3.76m into recess )  
Windows and door to rear, ceiling light, wall lights, central heating radiator and door to hallway.

### **Dining Area**

12' 6" plus bay x 13' into recess ( 3.81m plus bay x 3.96m into recess )  
Double glazed window to front, ceiling light, central heating radiator, feature open fireplace and opening to lounge area.

### **Snug**

9' 11" max x 9' 6" into recess ( 3.02m max x 2.90m into recess )  
Double glazed window to rear, ceiling light, fitted cupboards, feature opening for fireplace with tiled hearth, archway to lobby giving access to downstairs cloakroom, kitchen and door to garden.

### **Lobby (off Snug)**

Door to side, ceiling light, tiled floor and door to garden.

### **Kitchen**

9' 10" max x 11' max ( 3.00m max x 3.35m max )  
Windows to side and rear, ceiling spot lights, range of wall and base units, worktops, stainless steel sink/drainer with mixer tap, four ring gas hob, cooker hood over, double oven and grill in tall housing unit, space for washing machine and dishwasher, central heating radiator, tiling to walls and floor.

### **Downstairs Cloakroom**

Window to rear, ceiling light, low level wc, wall mounted wash hand basin, central heating radiator and tiled floor.

### **Landing**

Double glazed window to side, ceiling light, central heating radiator, doors to various rooms and stairs leading to loft room.

### **Bedroom One**

14' 11" into bay x 9' 10" to front of wardrobes ( 4.55m into bay x 3.00m to front of wardrobes )  
Double glazed bay window to front, ceiling light, wall lights, central heating radiator and a range of fitted wardrobes.

### **Bedroom Two**

12' max into recess x 13' 5" max ( 3.66m max into recess x 4.09m max )  
(Partial sloped ceiling) Double glazed window to rear, ceiling light, central heating radiator and fitted cupboard.

### **Bedroom Three**

10' 4" x 7' 11" ( 3.15m x 2.41m )  
Double glazed window to front, ceiling light, central heating radiator and recess for wardrobe.

### **Bathroom**

Obscure double glazed window to rear, ceiling spot lights, loft access, panelled bath with shower over, pedestal wash hand basin, central heating radiator, fitted cupboard, tiling to splash prone areas and panelling to walls.

### **Separate W.C.**

Window to side, low level wc and panelling to walls.

### **Loft Room**

16' 5" max x 15' 8" max ( 5.00m max x 4.78m max )  
(Restricted height) Velux roof window, ceiling spot lights and storage.

### **Rear Garden**

Paved patio, mainly laid to lawn, outside light and tap, pagoda, seating area, garden shed, ornate pond, pebbled area, mature trees, fencing and wall to boundaries.

### **Garage**

18' 3" x 11' 1" ( 5.56m x 3.38m )

Folding doors to front, two ceiling lights and side door to garden.

### **Agent Note**

The Council Tax Band is D.



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## Station Road, Hagley Stourbridge

- SEMI DETACHED PROPERTY
- TRADITIONAL STYLE THROUGHOUT
- THREE RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- 

Tenure: Freehold EPC Rating: D

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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