



Sweetpool Lane, Hagley, Stourbridge, DY8 2XD



welcome to

Sweetpool Lane, Hagley, Stourbridge

****SEMI DETACHED PROPERTY****THREE BEDROOMS****TRADITIONAL IN STYLE****SPACIOUS THROUGHOUT****SOLAR PANELS****CATCHMENT FOR HAYBRIDGE HIGH SCHOOL****WALKING DISTANCE TO VILLAGE****VIEWINGS ADVISED****





Ground Floor



First 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

Approach

Paved driveway providing ample off road parking, slate feature area, shrubbery, mature trees, access to garage and front porch.

Entrance Porch

Doors to front and window to side, ceiling light, outside light, stone floor and door to entrance hallway.

Entrance Hallway

Feature stained glass door to front, ceiling light, central heating radiator, stairs with stair lift, understairs storage and doors to various rooms.

Lounge

14' 1" into recess x 12' 10" max (4.29m into recess x 3.91m max)
Double glazed door to rear with side windows, ceiling light and central heating radiator.

Dining Room

11' 11" into bay x 10' 11" into recess (3.63m into bay x 3.33m into recess)
Double glazed bay window to front, ceiling light, central heating radiator and wall mounted gas fire.

Kitchen

13' max x 10' 3" max (3.96m max x 3.12m max)
Double glazed window to front, ceiling light, a range of wall and base units, worktops, stainless steel sink and drainer with mixer tap, space for cooker and fridge, serving hatch to lounge, central heating radiator, tiled floor and folding door to utility room.

Utility Room

9' 10" max x 4' 9" max (3.00m max x 1.45m max)
Double glazed window to rear, range of base units, worktops, space for fridge/freezer and washing machine, shelving over, tiled floor, doors to downstairs cloakroom and conservatory.

Downstairs Cloakroom

Double glazed window to rear, low level wc, vanity wash hand unit with recessed basin and mixer tap, central heating radiator, tiling to half wall and floor.

Conservatory

11' 10" max x 10' 4" max (3.61m max x 3.15m max)
(Irregular shape) Pitched roof, ceiling fan light, double glazed windows to rear and side, door to garden, tiled floor and double doors to lounge.

Landing

Double glazed window to side, ceiling light, access to part boarded loft via ladder, open cell loft insulation, stair lift, library area, floor mounted central heating boiler, central heating tank and pump, separate tank for boiler.

Bedroom One

10' into recess x 12' 11" max (3.05m into recess x 3.94m max)
Double glazed window to rear, ceiling light, central heating radiator and built-in wardrobes.

Bedroom Two

10' into recess x 12' 3" into bay (3.05m into recess x 3.73m into bay)
Double glazed bay window to front, ceiling light, central heating radiator, range of fitted wardrobes and vanity area.

Bedroom Three

12' 3" max x 6' 7" plus recess (3.73m max x 2.01m plus recess)
(Currently used as an office) Double glazed windows to side and rear, ceiling light, central heating radiator, built-in storage and shelving.

Bathroom

Double glazed window to rear, panelled bath with shower over and glass screen, low level wc within storage system, wash hand basin with mixer tap, airing cupboard and tiling to splash prone areas.

Good Sized Rear Garden

Composite resin decking and raised seating area with hand rail, steps to lower paved pathway, water butt, outside tap, workshop area with glass 2kw solar panelled roof and doors to garage.

Garage

22' 11" max x 9' 4" max (6.99m max x 2.84m max)
Double doors to front, part pitched and part flat roof with rubber material, double glazed high windows, ceiling light and solar panel management system.

Agent Note

The Council Tax Band is D.



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- TRADITIONAL SEMI DETACHED
- THREE BEDROOMS
- WALKING DISTANCE TO VILLAGE
- WITHIN CLOSE PROXIMITY TO THE TRAIN STATION
- WITHIN SCHOOL CATCHMENT

Tenure: Freehold EPC Rating: B

offers over

£475,000



Please note the marker reflects the postcode not the actual property

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