



**Bennett Drive, Hagley, Stourbridge, DY9 0WA**



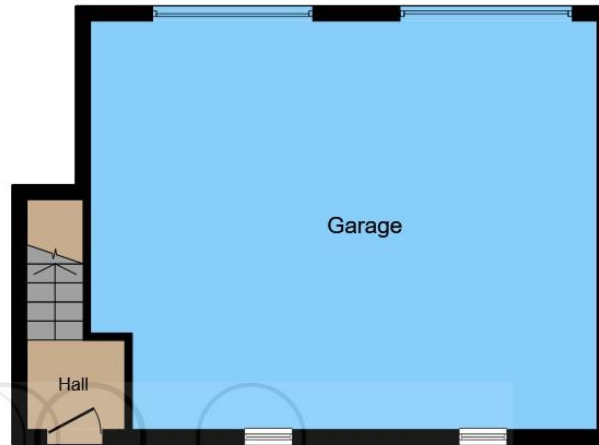


**welcome to**

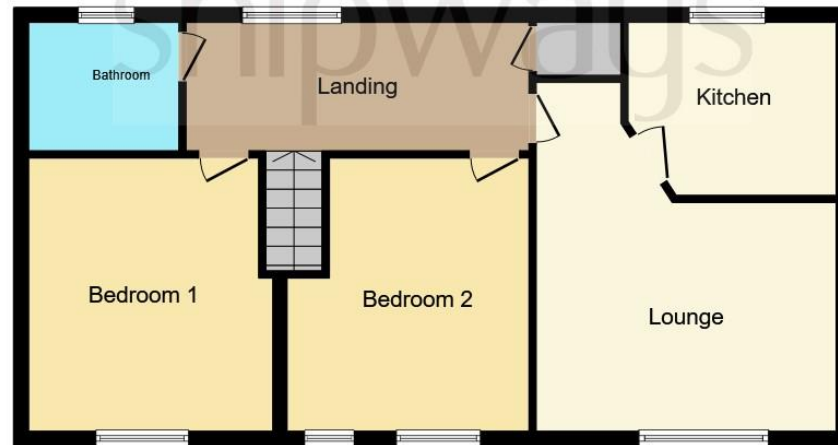
**Bennett Drive, Hagley, Stourbridge**

\*\*\*\*CALLING ALL FIRST TIME BUYERS AND INVESTORS\*\*\*\* STUNNING TWO BEDROOM SPACIOUS COACH HOUSE\*\*\*\*LOCATED ON THE ' CALA HOMES DEVELOPMENT' \*\*\*\*TWO DOUBLE BEDROOMS\*\*\*\*TWO GARAGES\*\*\*\*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](http://www.focalagent.com)

### Agent Note

This property is council tax band C. There is a current service charge paid twice yearly of £141.45.

### Entrance Hallway

front facing door, ceiling lights, central heating radiator, stairs to first floor.

### Lounge

16' 2" x 14' ( 4.93m x 4.27m )  
double glazed front facing window, central heating radiator, ceiling lights, irregular shape.

### Kitchen

9' 8" x 8' 5" ( 2.95m x 2.57m )  
double glazed rear facing window, central heating radiator, ceiling lights, range of wall and base units with drawers and worktops, 4 ring gas hob & electric oven with extractor fan over, integrated fridge freezer, space for washing machine, stainless steel sink and drainer with mixer tap over.

### First Floor Landing

double glazed rear facing window, central heating radiator, ceiling lights, airing cupboard housing central heating boiler.

### Bedroom 1

13' 6" x 11' 5" to recess ( 4.11m x 3.48m to recess )  
double glazed front facing window, central heating radiator, ceiling lights.

### Bedroom 2

13' 2" to recess x 11' 3" to recess ( 4.01m to recess x 3.43m to recess )  
double glazed front facing window, central heating radiator, ceiling lights.

### Bathroom

double glazed rear facing window, central heating radiator, ceiling lights, panalled bath with shower over and glass screen, pedestal hand wash basin, low level flush w/c, tiling to walls.

### Double Garage

22' x 19' 9" ( 6.71m x 6.02m )  
2 x double glazed front facing windows, ceiling lights, 2 x electric operated doors.



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## Bennett Drive, Hagley, Stourbridge

- COACH HOUSE
- TWO GARAGES
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO HAGLEY VILLAGE
- CATCHMENT FOR LOCAL SCHOOLS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAG105629 - 0014

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