



**Kidderminster Road, Hagley Stourbridge DY9 0PZ**



**welcome to**

**Kidderminster Road, Hagley Stourbridge**

A beautifully presented Edwardian period property offering accommodation over three floors, retaining many character features throughout situated within a short distance of Hagley Village. Viewing of this property is highly recommended!



## Ground Floor

### Entrance Porch

Front facing double doors with feature stained glass, meter cupboard, Minton tiled flooring, part glazed stain glass door leading to entrance hall.

### Entrance Hall

Two pendant ceiling lights, coving, smoke detector, dado rail, coat hooks, doors leading to sitting room, dining room, breakfast kitchen and cellar, Minton tiled flooring.

### Sitting Room

17' into bay window x 14' into chimney bay recess ( 5.18m into bay window x 4.27m into chimney bay recess )  
Front facing double glazed sash bay window with feature stained glass including wooden shutters, pendant ceiling light, open fire with wooden mantle and surround with tiled hearth (fireplace would need inspection as vendors have not used it), shelving, television aerial point.

### Dining Room

13' x 13' ( 3.96m x 3.96m )  
Rear facing double glazed sash window with wooden shutters, pendant ceiling light, feature cast iron fireplace, pendant ceiling, radiator, shelving, television aerial point, solid wood flooring.

### Breakfast Kitchen

20' x 8' 10" ( 6.10m x 2.69m )  
Side facing double glazed sash window, side facing double glazed bi-folding doors leading to the rear garden, inglenook fireplace with inset log burner, eight recess spotlights, smoke detector, three pendant ceiling lights, country shaker style fitted kitchen with Belfast sink, four ring induction hob with cooker hood over, integrated fridge freezer, integrated dishwasher, built in double oven, built in microwave, range of floor mounted units, floor mounted eye level units, radiator, door leading to utility room.

### Utility Room

9' x 6' ( 2.74m x 1.83m )

Rear facing part single glazed door leading to rear garden, side facing double glazing window, stainless steel single bowl sink drainer unit with cupboard below, six recessed spotlights, radiator, shelving, tiled flooring, door leading to downstairs cloakroom.

### Downstairs Cloakroom

Side facing double glazed window, ceiling light, vanity wash hand basin with cupboard below, WC, chrome ladder style radiator, tiled flooring.

### Cellar

Ceiling light and power.

### First Floor Split Landing

Pendant ceiling light, loft access, radiator, wall mounted thermostat, dado rail, doors leading to bedroom four, bathroom. Half flight of stairs leading to bedrooms one and two. Stairs leading to the second floor.

### Bedroom Four

11' x 10' ( 3.35m x 3.05m )  
Rear facing double glazed sash window with wooden shutters, feature cast iron fireplace with wooden mantle, pendant ceiling light, radiator.

### Bathroom

Side facing part opaque glazed sash window, claw top roll top bath with rainfall and mixer shower over and shower screen, vanity wash hand basin with cupboard below and tiled splashback, WC, four recess spotlights, extractor fan, built in storage cupboard housing boiler, wall mounted ladder style radiator, tiled flooring.

### Bedroom One

15' into bay window x 14' ( 4.57m into bay window x 4.27m )  
Front facing double glazed sash bay window with wooden shutters, pendant ceiling light, feature cast iron fireplace with wooden mantle and surround, radiator, door leading to en-suite shower room.

### En-Suite Shower Room

Front facing part opaque double glazed sash window, walk in shower enclosure with shower over, vanity wash hand basin with cupboard below, WC, four recessed spotlights, extractor fan, tiled flooring.

### Bedroom Two

13' 10" x 13' into chimney bay recess ( 4.22m x 3.96m into chimney bay recess )  
Rear facing double glazed sash window with wooden shutters, pendant ceiling light, feature cast iron fireplace with wooden mantle and surround with tiled hearth, radiator.

### Second Floor Landing

Rear facing double glazed window, pendant ceiling light, loft access, doors leading to bedrooms and WC.

### Bedroom Three

13' 11" some reduced head height x 13' some reduced head height ( 4.24m some reduced head height x 3.96m some reduced head height )  
Front facing double glazed with window seat, side facing double glazed window, pendant ceiling light, feature cast iron fireplace with wooden mantle and surround with tiled hearth, eaves storage, radiator.

### Bedroom Five

13' with some reduced head height x 9' with some reduced head ( 3.96m with some reduced head height x 2.74m with some reduced head )  
Side facing double glazed window, pendant ceiling light, feature cast iron fireplace with wooden mantle and surround, television aerial point.

### Wc

Ceiling light, pedestal wash hand basin with tiled splashback, WC, chrome ladder style radiator, vinyl flooring.

### Outside

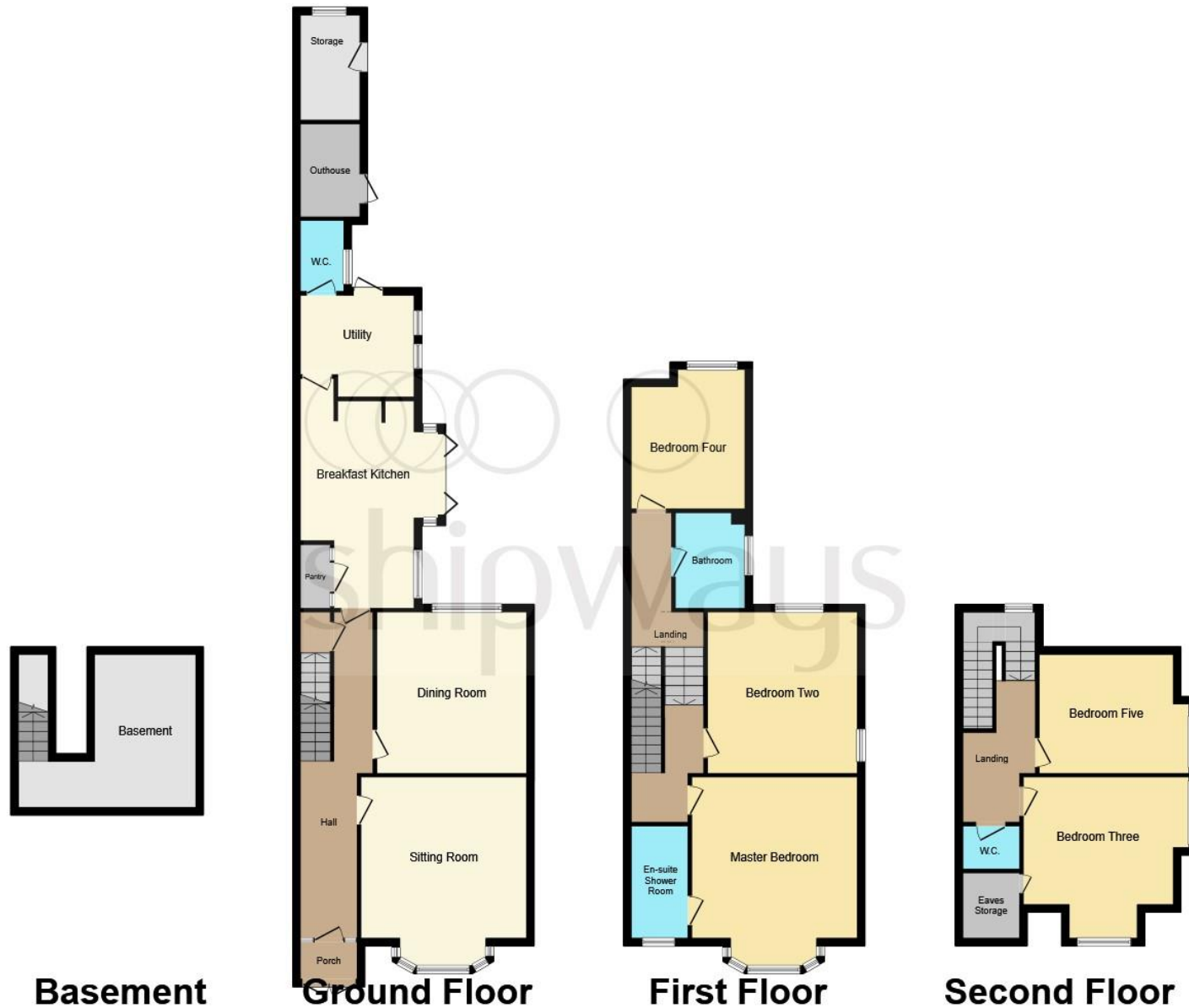
#### Outside Front

To the front of the property there is a shared tarmac drive that leads onto a private gravelled driveway for the property. Gravelled side access with gated entry



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## Kidderminster Road, Hagley Stourbridge

- Edwardian semi-detached home with accommodation over three floors
- Beautifully presented throughout
- Breakfast kitchen with inglenook fireplace with inset log burner
- Two reception rooms
- Utility room & WC

Tenure: Freehold EPC Rating: C

offers in excess of

**£680,000**



Please note the marker reflects the postcode not the actual property

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