



Oldfields, Hagley, Stourbridge, DY9 0QG

welcome to

Oldfields, Hagley, Stourbridge

****FOUR BEDROOM DETACHED FAMILY HOME****LARGE PLOT****TWO RECEPTION ROOMS****OPEN PLAN KITCHEN/DINER****MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA****WALKING DISTANCE TO ALL VILLAGE AMENITIES****SCHOOLS CLOSE BY****VIEWINGS ADVISED****





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

Agent Note

This property is council tax band F.

Porch/Hallway

Double glazed front facing door, ceiling light connections, central heating radiator, stairs to first floor, three storage cupboards, doors to:-

Lounge

12' 10" x 10' 10" (3.91m x 3.30m)

Double glazed front facing window, ceiling light connections, central heating radiator.

Garden Room

16' 11" x 12' 1" (5.16m x 3.68m)

Double glazed rear and side facing windows and patio doors to garden, roof lights, central heating radiator.

Study / Bedroom Five

11' 8" x 9' 3" (3.56m x 2.82m)

Double glazed front facing window, ceiling spotlights, central heating radiator. Currently used as bedroom.

W/C

Ceiling spotlights, low level flush W/C, wash hand basin with mixer tap, heated towel rail, washing machine.

Kitchen/Diner

28' x 10' 9" (8.53m x 3.28m)

Double glazed rear facing window, ceiling light connections, opening to lounge, sliding doors to reception room two, range of wall & base units with drawers and worktops over, sink & drainer unit with mixer tap over, four ring hob, oven and microwave in tall housing unit, integrated fridge freezer, integrated dishwasher, vertical radiator.

Utility

15' 6" x 8' 5" into recess (4.72m x 2.57m into recess)

Double glazed rear facing window and door to garden, ceiling spotlights, range of wall and base units with drawers and worktops over, space for washing machine and tumble dryer, central heating boiler, stainless steel sink and drainer unit with mixer tap, space for fridge freezer, door to garage space.

Landing

Ceiling light connection, loft access, store cupboard, doors to:-

Bedroom One

18' 2" x 10' 11" (5.54m x 3.33m)

Double glazed front facing window, ceiling light connection, ceiling spotlights, vertical radiator., dressing area with wardrobe space, shelving, and opening to en-suite.

En-Suite

Double glazed front facing window, ceiling spotlights, heated towel rail, double shower cubicle with glass screen and rain shower, wall mounted W/C, vanity wash hand basin with mixer tap & storage, tiling to walls and floor.

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)

Double glazed rear facing window, ceiling light connections, central heating radiator.

Bedroom Three

12' 10" x 13' 5" narrowing to 7/10. (3.91m x 4.09m narrowing to 7/10.)

Double glazed front facing window, ceiling light connections, central heating radiator.

Bedroom Four

11' 3" x 7' 11" (3.43m x 2.41m)

Double glazed rear facing window, ceiling light connections, central heating radiator.

Bathroom

Double glazed rear facing window, ceiling spotlights, heated ladder radiator, paneled bath with shower attachment over, low level flush W/C, pedestal wash hand basin with pillar taps over, tiling to splashprone areas.

Outside Approach

Having a tarmac driveway, parking for upto four cars, side lawn area, access to porch.

Garage Store

9' 1" x 6' 11" (2.77m x 2.11m)

Electric operated shutter door, ceiling light connection, outside tap, door to utility,.

Rear Garden

Paved patio area, decked area, seating area, outside tap and electrics. Lawn with borders surrounding and fencing for privacy.



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Oldfields, Hagley, Stourbridge

- WALKING DISTANCE TO THE VILLAGE AMENITIES
- FOUR BED DETACHED FAMILY HOME
- CLOSE TO LOCAL SCHOOLS
- RAILWAY STATION NEAR BY
-

Tenure: Freehold EPC Rating: E

offers in excess of

£600,000



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01562 886633



Hagley@shipways.co.uk



123 Worcester Road, Hagley, HAGLEY, West Midlands, DY9 0NG



shipways.co.uk