



The Hazels, Hagley Stourbridge DY9 0GF

welcome to

The Hazels, Hagley Stourbridge

****TWO BEDROOM END OF TERRACE****WELL PRESENTED THROUGHOUT****IDEAL FOR FIRST TIME BUYERS****TWO PARKING SPACES***CONSERVATORY****CATCHMENT AREA FOR THE LOCAL SCHOOLS****WITHIN WALKING DISTANCE TO THE VILLAGE AMENITIES****



Agent Note

This property is council tax band C.

Approach

Having a tarmac shared driveway and two allocated parking spaces, front pebbled area, outside light and step up to front door with canopy over.

Entrance Hallway

Having a front facing double glazed door, ceiling light connection, central heated radiator, stairs to first floor and doors to:-

Lounge

13' 6" max x 10' 3" max (4.11m max x 3.12m max)

Having a front facing double glazed window, a ceiling light connection, central heated radiator, understairs storage, a feature fireplace with inset gas fire and door to kitchen.

Kitchen

13' 4" max x 8' 7" max (4.06m max x 2.62m max)

Having a rear facing double glazed window, ceiling spot lights, a range of wall and base units with work tops over, a stainless steel sink and drainer unit with mixer tap over, a four ring gas hob with extractor over and oven beneath, an integrated fridge freezer, integrated washing machine and integrated dishwasher. With solid oak flooring and double doors to conservatory.

Conservatory

8' max x 6' 11" max (2.44m max x 2.11m max)

With rear and side facing double glazed windows and side door to garden, perspex roof and solid oak flooring.

Landing

Having a side facing double glazed window, a ceiling light connection, loft access, being partially boarded and doors to:-

Bedroom One

13' 5" into recess 9 x 9' 8" into recess (4.09m into recess 9 x 2.95m into recess)

Having a front facing double glazed window, a ceiling light connection, central heated radiator, and a fitted cupboard housing central heating boiler.

Bedroom Two

10' 9" x 7' 2" (3.28m x 2.18m)

Having a rear facing double glazed window, ceiling light connection and a central heated radiator.

Bathroom

Having a rear facing window, ceiling spot lights, a paneled bath with shower over and glass screen, low level W/C, heated ladder rail, a vanity wash hand unit with recessed basin, storage beneath and mixer tap over.

Rear Garden

Being a walled garden that is mainly laid to lawn, side gate access, outside tap, fencing surrounds the property for privacy.



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The Hazels, Hagley Stourbridge

- END OF TERRACED PROPERTY.
- TWO BEDROOMS
- WALKING DISTANCE TO HAGLEY VILLAGE.
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Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAG105776 - 0004

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