



Kidderminster Road South, Hagley, Stourbridge, DY9 0JH



welcome to

Kidderminster Road South, Hagley, Stourbridge

****WELL PRESENTED AND MODERNISED FAMILY HOME****THREE BEDROOMS****NEW BESPOKE KITCHEN AND BATHROOM****INTEGRATED APPLIANCES****WALKING DISTANCE TO THE SCHOOLS AND VILLAGE AMENITIES****EARLY 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

Agent Note

This property is council tax band D.

Approach/Front Garden

Pebbled driveway for five cars, block edging, feature border with mature tree, step up to front porch, inset lighting.

Entrance Porch

Double glazed door to front and side window, ceiling light connection, step up to front door, acoustic paneling to walls.

Entrance Hall

Front facing composite door, understairs storage, led lighting, central heating radiator, hard wood flooring, cupboard housing fuse board and electrics.

Downstairs W/C

Low level W/C, vanity wash hand basin with mixer tap, tiling to splash-prone areas.

Sitting Room

13' into bay. x 11' 9" (3.96m into bay. x 3.58m)
Double glazed front facing bay window, ceiling light connection, led lighting, acoustic paneled wall, central heating radiator.

Lounge Area

11' 8" x 11' 8" (3.56m x 3.56m)
Led ceiling lights and strobe lighting, central heating radiator, multi functional media wall with inset lighting and storage, opening to dining area.

Dining Area

10' 10" x 8' 8" (3.30m x 2.64m)
Double glazed rear facing bi-fold door and roof glass, heated ladder radiator, led lighting opening to kitchen.

Kitchen Area

18' 5" x 12' 8" (5.61m x 3.86m)
Double glazed rear and side facing window, led lighting, heated radiator ladder, further radiator under breakfast bar, range of wall and base units with drawers and worktops over, sink and drainer unit with mixer tap, induction hob and cooker hood over, double oven and grill integrated within a tall housing unit, space for American fridge freezer.

W/C

Low Level W/C , ceiling light connection, vanity wash hand basin with mixer tap over and tiling to splash prone area.

Rear Porch

Having ceiling spot lights, double glazed door to garden and further door to garage.

Landing

Double glazed side facing obscure window, led lighting, loft access with ladder, part boarded, doors to:-

Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m)
Double glazed rear facing window, led lighting, central heating radiator.

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)
Double glazed front facing window, led lighting, central heating radiator.

Bedroom Three

8' 3" x 7' 5" (2.51m x 2.26m)
Double glazed front facing window, led lighting, central heating radiator, built in bed with storage.

Bathroom

Double glazed rear facing obscure window, led lighting, shower cubical with glass sliding doors, free standing bath, low level flush W/C, vanity wash hand unit with recessed basin and mixer tap, full height tiling & tiling to floor.

Rear Garden

Paved patio, outside tap, lighting, electrics, paved pathways, landscaped garden, decking area with lighting, abundance of trees, shrubs and flowers around the borders, further mature garden area to rear.

Garage

19' 4" x 8' 1" (5.89m x 2.46m)
Up & over door, ceiling light connection, wall mounted central heating boiler, space for washing machine & utilities.



view this property online shipways.co.uk/Property/HAG105779



welcome to

Kidderminster Road South, Hagley, Stourbridge

- RENOVATED THREE BEDROOM HOME
- MODERN FIXTURES AND FITTINGS
- LARGE REAR GARDEN
- SUPER BESPOKE KITCHEN
-

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/HAG105779



Property Ref:
HAG105779 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



01562 886633



Hagley@shipways.co.uk



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



shipways.co.uk