



Worcester Road, Hagley, Stourbridge, DY9 0NR

welcome to

Worcester Road, Hagley Stourbridge

****NO UPWARD CHAIN****THREE BEDROOM SEMI DETACHED FAMILY HOME****VILLAGE LOCATION****TRADITIONAL IN STYLE****WALKING DISTANCE TO AMENITIES****DRIVEWAY AND GARAGE****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

Entrance Porch

Open Porch with tiling to floor and step up to front door.

Entrance Hallway

Having a front facing double glazed and side window, ceiling light connection and ceiling light connection, stairs to first floor and door to: -

Approach

Set back from the main Worcester Road with pedestrian access to the property and benefiting from having a paved driveway leading to garage, low feature front wall and lawn to side.

Lounge

14' 9" Max x 10' 7" plus recess (4.50m Max x 3.23m plus recess)

Having Rear Facing double glazed door to garden and side window, ceiling light connection, central heating radiator and feature fireplace with inset gas fire.

Dining Room

11' 2" into bay x 11' 4" into recess (3.40m into bay x 3.45m into recess)

Having a front facing double glazed bay window, ceiling light connection, central heating radiator and feature fireplace with inset electric fire.

Kitchen

13' 11" max x 8' 10" max (4.24m max x 2.69m max)

Having rear and side facing double glazed windows, a range of wall and base units with work top surfaces over, double oven an grill in a tall housing unit, there is a four ring electric hob, a stainless steel sink and drainer unit with mixer tap over, breakfast bar, further built in storage cupboards, integrated fridge freezer, central heating radiator, tiling to splash prone areas and opening to utility area.

Downstairs Cloakroom

With corner wash hand unit and recessed basin, low level W/C and tiling to splash prone areas.

Landing

with a side facing double glazed window, ceiling light connection and Central hating radiator, built in airing cupboard and doors to:-

Bedroom One

12' 9" To front of robes x 8' 11" max (3.89m To front of robes x 2.72m max)

Having a rear facing double glazed window, ceiling light connection, central heating radiator and a range of fitted wardrobes and vanity station.

Bedroom Two

13' 5" into bay x 10' 8" max (4.09m into bay x 3.25m max)

Having a front facing double glazed bay window, a ceiling light connection and central heating radiator, a range of fitted wardrobes and vanity station.

Bedroom Three

7' x 6' 11" (2.13m x 2.11m)

Currently being used as an office with a front facing double glazed window, ceiling light connection, having a wall mounted central heating boiler and having loft access.

Shower Room

Being refitted with a rear facing double glazed window, shower cubicle with glass sliding doors, having a vanity wash hand unit with recessed basin and mixer tap over, heated towel rail, tiling to splash prone area and ceiling spotlights.

W/C

With a rear facing double glazed window ceiling spotlight and low-level W/C.

Rear Garden

Having a paved patio area, being mainly laid to lawn, with a green house, apple tree and ornate fishpond, the borders line this mature garden with an abundance of flowers and shrubs with fencing for privacy.

Garage

15' 4" max x 14' 3" max (4.67m max x 4.34m max)

With an up and over door, rear facing window and side door to garden, wall mounted cupboard, space for utilities, cold water tap and ceiling light connection

Agent Note

The Council Tax Band is D.



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welcome to

Worcester Road, Hagley Stourbridge

- NO UPWARD CHAIN
- IDEAL LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CATCHMENT FOR SOUGHT AFTER SCHOOLS

Tenure: Freehold EPC Rating: D

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAG105194 - 0008

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