



No.3 School Lane, Hagley, Worcestershire DY9 9LD

G HERBERT  
BANKS

EST. 1898

**No.3 School Lane,  
Hagley,  
Worcestershire,  
DY9 9LD**

A lovely three bed semi detached house with good sized gardens in a prime residential area. Requiring some modernisation.

The property has accommodation set out over two floors extending to 1,036ft<sup>2</sup> (96.2m<sup>2</sup>) and sits within a good sized plot having gardens to the front, side and rear, with the whole extending to 0.11 acre.

**Situation**

No.3 School Lane is located in a prime residential area within the ever popular settlement of Hagley. Whilst the property is peacefully tucked away it has very quick and easy access to the major road networks and the train station at West Hagley. Direct trains from West Hagley into Birmingham are available on a regular basis.

**Description**

As you can see from the photographs, the property requires some modernisation, with dated décor throughout. Having said that the property has been well looked after, and there does not appear to be any major work required.

The accommodation is set out over two floors with three good sized bedrooms and a shower room on the first floor and two reception rooms, a WC and a kitchen on the ground floor.

There are gardens to three sides with access off both School Lane and Hall Meadow.

**Tenure**

The property is Freehold and vacant possession with be given on completion.

**Services**

Mains electricity, water, drainage and gas are all connected.

**Local Authority**

Bromsgrove District Council.

**Fixtures and Fittings**

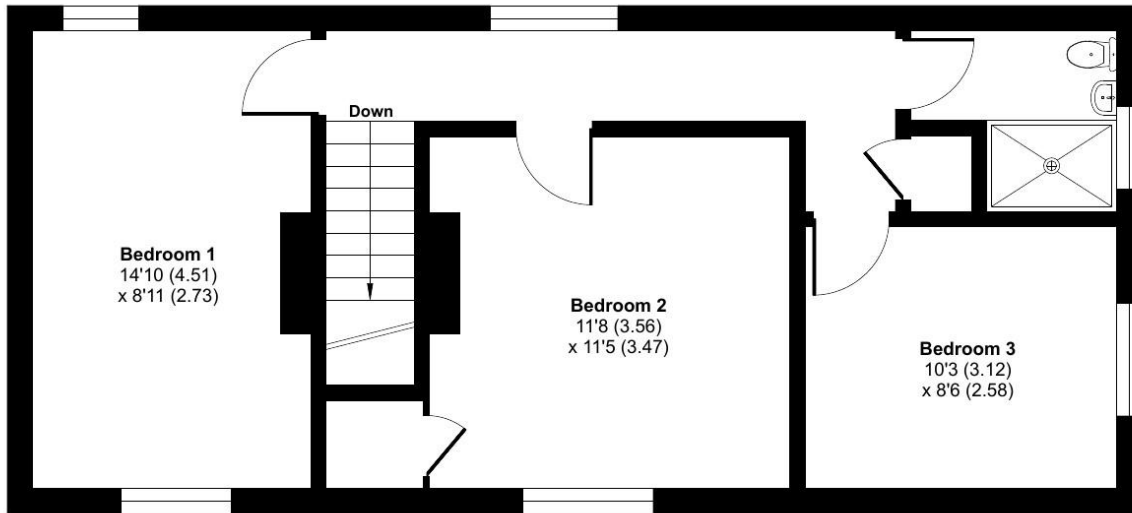
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

**Viewings**

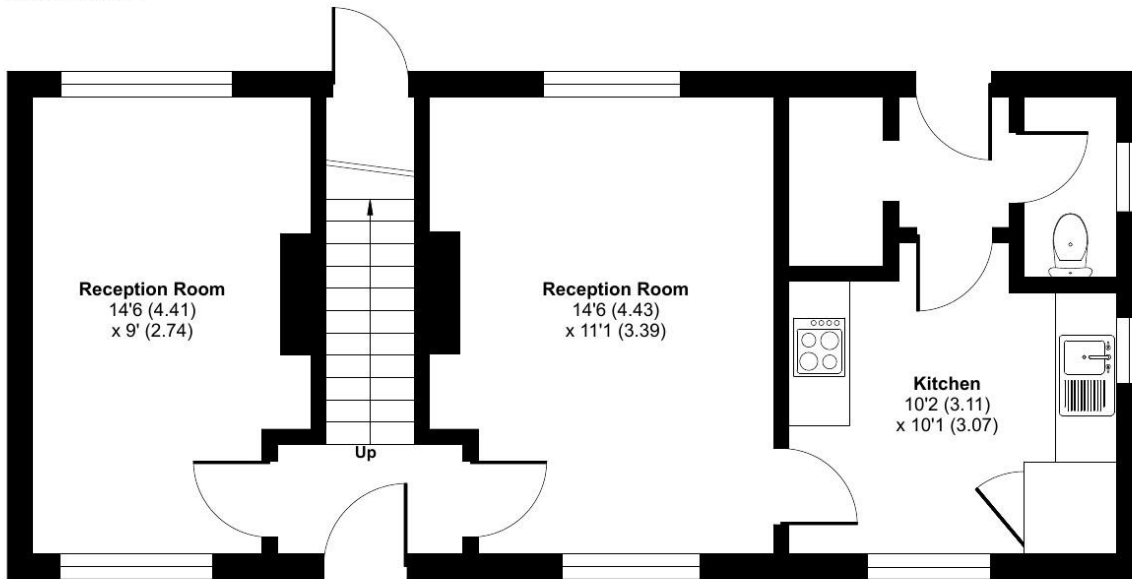
Via the Sole Agent's Great Witley Office  
Tel: 01299 896968.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

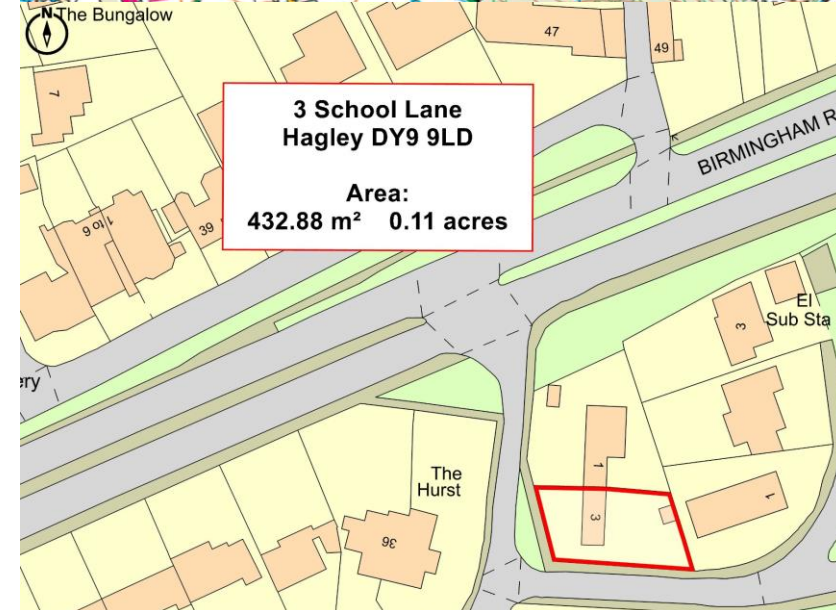




FIRST FLOOR



GROUND FLOOR



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