



**RICS**

the mark of  
property  
professionalism  
worldwide

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

26 Western Road  
Hagley

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

26 Western Road, Hagley, Worcestershire, DY9 0JY

A beautiful individual Edwardian detached house with 4 double bedrooms, large reception hall with log burner, two reception rooms, study, dining kitchen, Rebate conservatory and beautiful mature gardens. The property also has the benefit of a new roof.

An excellent opportunity for a family to make a lovely home, conveniently placed for the centre of Hagley and all amenities it offers. For children there are the excellent Hagley Schools which are highly valued, together with a good range of shops, bars and restaurants. The village train station provides direct services to Birmingham, Worcester and London Marylebone for commuting. Easy access to both M5 and M42 motorways, all surrounded by open countryside and the nearby Clent Hills, make this an ideal location.

The house stands back from Western Road behind a block paved in/out driveway. The recessed porch and front door lead to a particularly impressive large reception hall with a log burner, oak bannister staircase to the first floor, and space for a piano. The lounge has an Adam style fireplace with gas coals fire, feature archway and bay window to the front.



The guest cloakroom comprises a low level wc and vanity wash basin.

The dining kitchen features a gas fired Aga which is used for cooking, heating some of the water, and also heats a towel rail in the bathroom. A range of fitted units includes a peninsula and inset sink.

A separate utility room is a useful addition, with sink, fitted units and a door to the side access.

The Rebate conservatory is a particular feature from which to enjoy the garden and was added by the current owners.



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

We don't sell houses  
we sell **homes.**



**RICS**

the mark of  
property  
professionalism  
worldwide

The dining room, with French windows to the patio, leads to a lobby with rear external door and a study which has been effectively partitioned from the rear section of the garage, while the front section of the garage provides storage.

At first floor level, the master bedroom overlooks the extensive rear garden and has a range of fitted wardrobes and units, plus an en-suite with shower, toilet and wash basin. Fitted wardrobes are provided to the three other double bedrooms. Bedroom three features an attractive oriel window.

The rear garden is a true delight: a large mature space with a southerly aspect. The extensive stone patio is adjacent to a raised decking area and a water feature with a pond. The lawn extends to a beech hedge, with arches leading to a vegetable plot, a greenhouse and two sheds.

Tenure- Freehold  
Council Tax Band- F

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

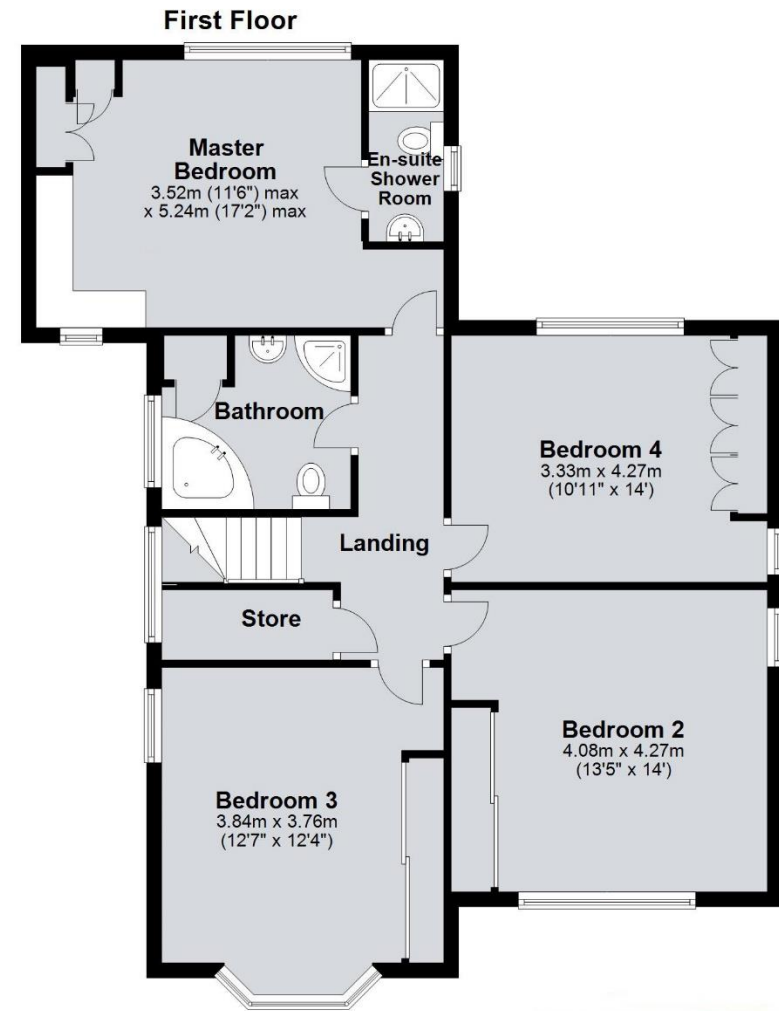
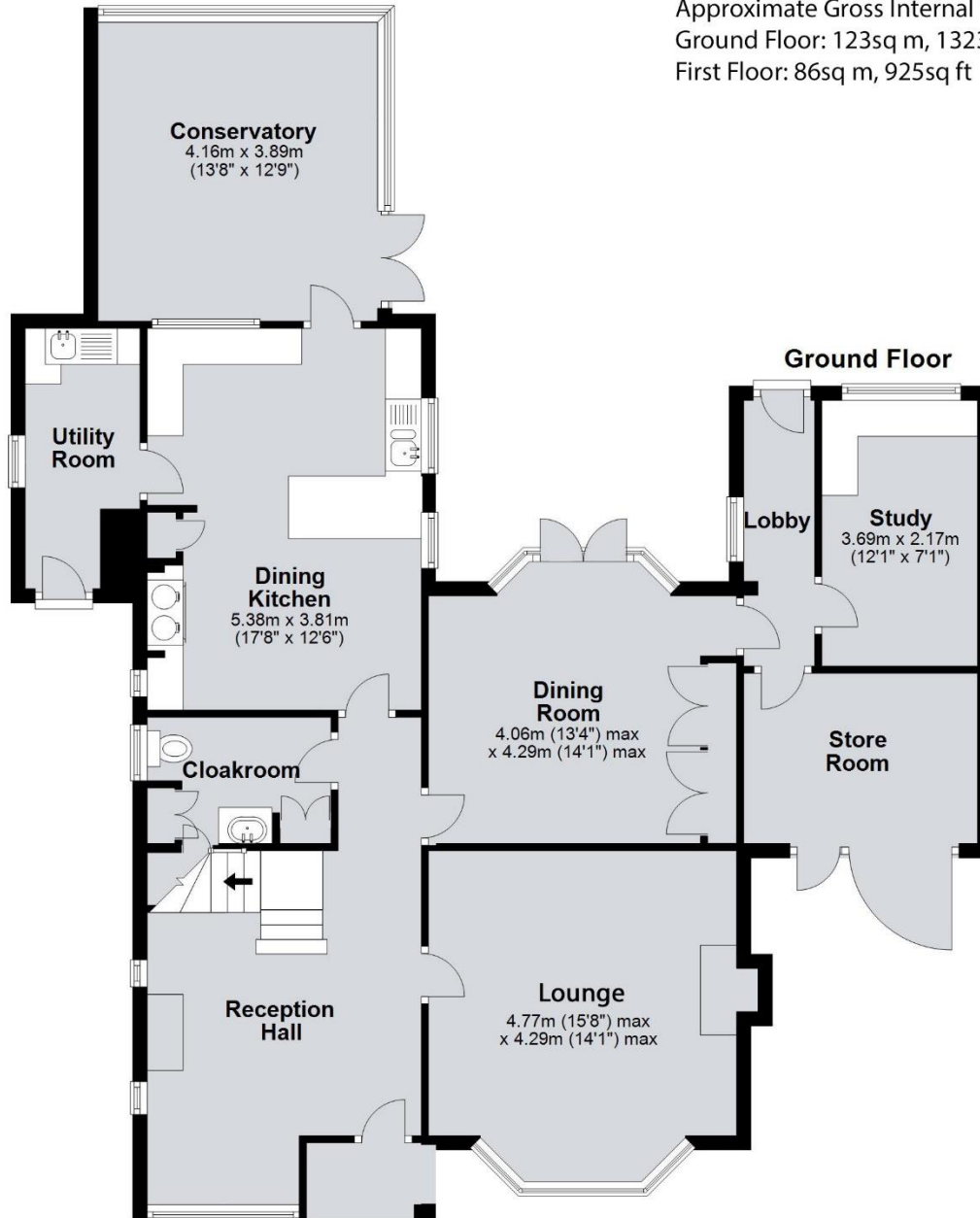
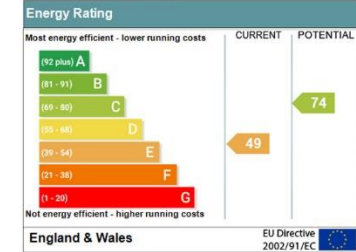




# FLOOR PLANS

Approximate Gross Internal Floor Area:  
 Ground Floor: 123sq m, 1323sq ft  
 First Floor: 86sq m, 925sq ft

Address: 26 Western Road, Hagley, STOURBRIDGE, DY9 6JY  
 RRN: 6532-2123-8100-0053-8202





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

[www.leeshaw.com](http://www.leeshaw.com)





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

Kempson House, 101 Worcester Road  
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111  
hagley@leeshaw.com www.leeshaw.com

We don't sell houses  
we sell **homes.**