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8 Hall Meadow
Hagley

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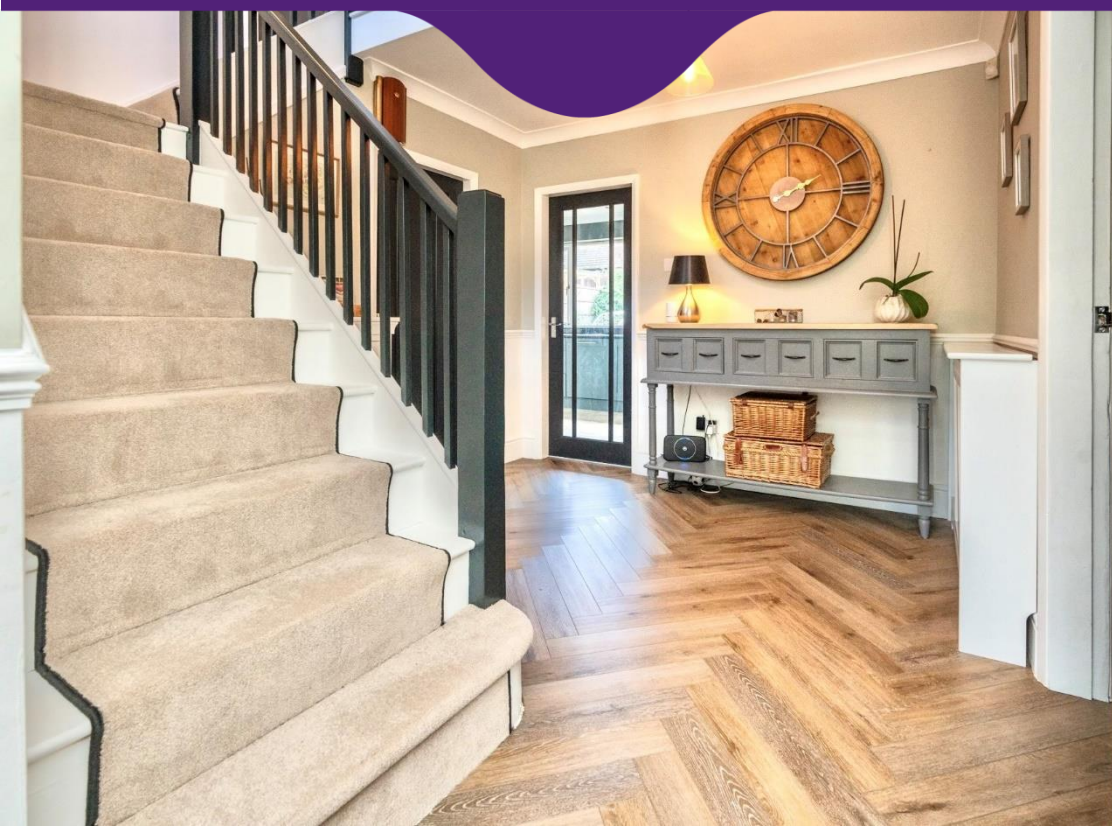
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8 Hall Meadow, Hagley, Worcestershire, DY9 9LE

Beautifully and stylishly presented 4-bedroom detached family home, cul de sac location with southerly aspect rear garden, 3 reception rooms including lounge, dining room/ playroom and garden room, contemporary kitchen, utility and at first floor level 4 double bedrooms, master with ensuite, double garage and easy to maintain gardens.

Hagley village is close at hand and offers an excellent range of shops bars and restaurants. For families, the highly regarded Hagley schools are a particular draw. The commuter, is well served as the village has its own train station with services to Birmingham, Worcester and London and there are excellent road links to the West Midland's conurbation, Birmingham and motorway network with the M5 just a 10 minute drive away.

Located close to Hagley Hall and its fabulous grounds and the Clent Hills, which are a particular attraction for walkers as well as golf clubs at Hagley, Stourbridge and Blakedown.



Recently modernised and beautifully presented by the current owners, the house makes a real impression right from entering the spacious central reception hall with its contemporary herring bone finish flooring which then sweeps effortlessly into the lounge with its minster style fireplace with gas coals fire and matching floor which links through to the dining room/ playroom with connecting double doors into the fabulous garden room with pitched roof vaulted ceiling and two roof windows plus French doors to the garden. This part of the house works really well for entertaining and connects effortlessly with the garden, useful in the summer months.

The kitchen makes a real statement with its shaker style base and wall cabinets together with island providing breakfast bar, granite work surfaces incorporating sink with waste disposal unit and mixer tap with drinking water filter. In addition, there is a Rangemaster cooker together with integrated appliances including dish washer and space for American style fridge freezer.

The utility room compliments the kitchen and has stainless steel sink and space for washing machine and tumble dryer. There is also a useful connecting door to the double garage.



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we sell **homes.**



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The staircase leads to a light and airy first floor landing and master bedroom suite which is particularly large with space for chairs or sofa for relaxing with a range of fitted wardrobes and concealed access to ensuite with double shower cubicle and rainfall shower, vanity wash double basin and wc.

There are 3 further bedrooms (4 in total) all double bedrooms, bedroom 2 being particularly well proportioned and with fitted wardrobes. Bedroom 4 is currently used as a home office.

There is also a house bathroom with shower, wc, wash basin and bath all stylishly presented.

There is a block paved driveway and plenty of driveway parking. The double garage features an EV electric vehicle car charging point and the solar panels to the rear roof pitch are a particular advantage in terms of not only saving money on general energy usage but also a generous feed in tariff which we understand generates combined savings of approximately £2,500 per annum which does mount up and make it cost effective living. There are attractive landscaped gardens ideal for children to play and with sunny southerly aspect.

The current owners have invested a lot in this home to make it the perfect family home and are only looking to move to be closer to work.

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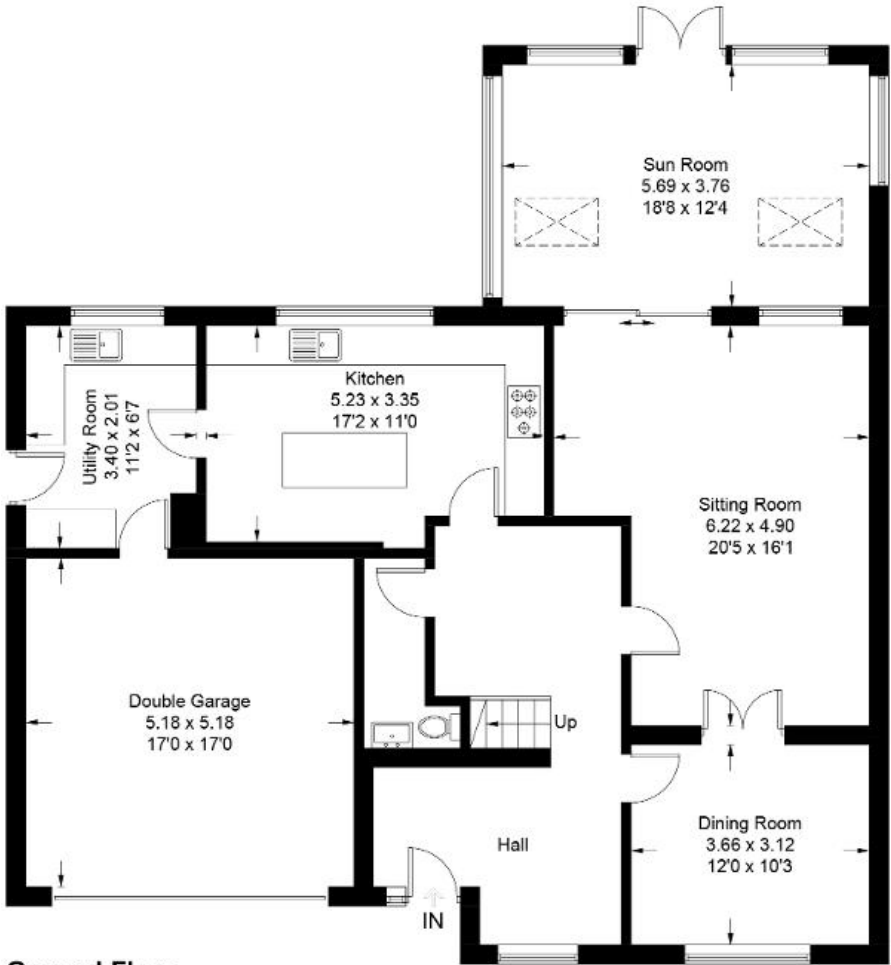




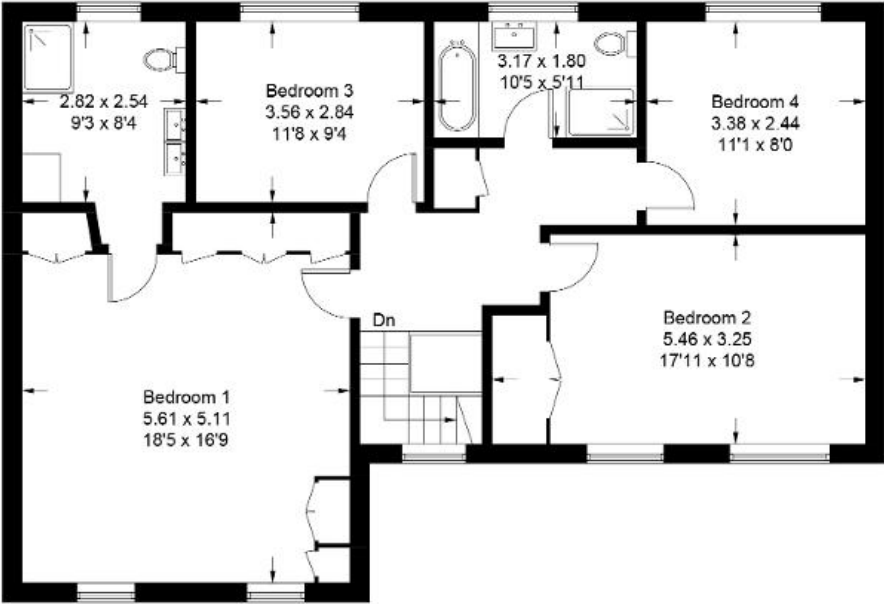
FLOOR PLANS

8 Hall Meadow Hagley Stourbridge, DY9 9LE

Approximate Gross Internal Area = 239.7 sq m / 2580 sq ft
(Including Double Garage)



Ground Floor



First Floor



ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

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