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2 The Coppice  
Hagley

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## 2 The Coppice, Hagley, DY8 2XZ

A fabulous four double bedroom, 2 en-suite detached family home with beautiful refitted open plan kitchen diner, lounge with log burner, study and house bathroom plus double garage and professionally landscaped garden.

This well-presented property occupies the ideal cul-de-sac location in Hagley just off Sweetpool Lane and within walking distance of Hagley schools and village train station for the commuter as well as some lovely local walks from Sweetpool Lane to Brake Mill and along Brake Lane itself, it is ideal for those who enjoy the outdoor life or just walking the dog.

Hagley village offers an excellent range of shops, bars, restaurants and all the amenities one could want, yet conveniently placed for the commuter with excellent road links and easy access to the M5 at either junction 3 or 4. Originally built by Kendrick Homes around 2002 there is plenty of driveway parking. There is an impressive Horman front door which matches the remote garage doors and leads to central reception hall with engineered oak flooring store/pantry and utility room.



A Minster style fireplace with log burner is the centre piece of the lounge, with connecting double doors to the hall and French doors meaning it can be opened to the garden in the summer months. The refitted dining kitchen is particularly spacious and fitted with Harvey Jones style units in solid wood with dovetail joints, granite and solid wood worktops together with induction hob with pop up extractor double oven, dishwasher, microwave, peninsula unit and engineered oak flooring. Oak French-doors lead from the bay projection which provides views of the garden and there is an American style fridge freezer which is plumbed. Bifold doors also link this room to the lounge.

The master bedroom has fitted wardrobes by Langfords and stylish en-suite with shower, low level wc and pedestal wash basin. There is also a fourth bedroom which could double up as a snug or TV room if required, or ideal for relatives to stay as it is directly adjoining the house bathroom which itself features a bath, wc and wash basin and ladder style radiator.

There is useful study/home office which benefits from views of the garden.



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At first floor level the large spacious landing could facilitate space for a study desk and leads to two large double bedrooms, bedroom 2 with dressing room, and en-suite shower room comprehensively fitted. The third bedroom is a particularly good size and ideal perhaps for a teenager as there is space for a study area or room to play.

Outside the long driveway leads to a double garage with two remote Horman insulated doors and there is a pulldown ladder to a useful roof void storage area. The rear garden was landscaped by Judy Knight and makes the most of the space with a diagonal theme including lawn with Copper Beech and covered gazebo together with vegetable garden and raised beds. A gate leads to a working area which is concealed out of sight.

There is an annual Service Charge of £300.

Tenure – Freehold

Council Tax Band - G

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# FLOOR PLANS

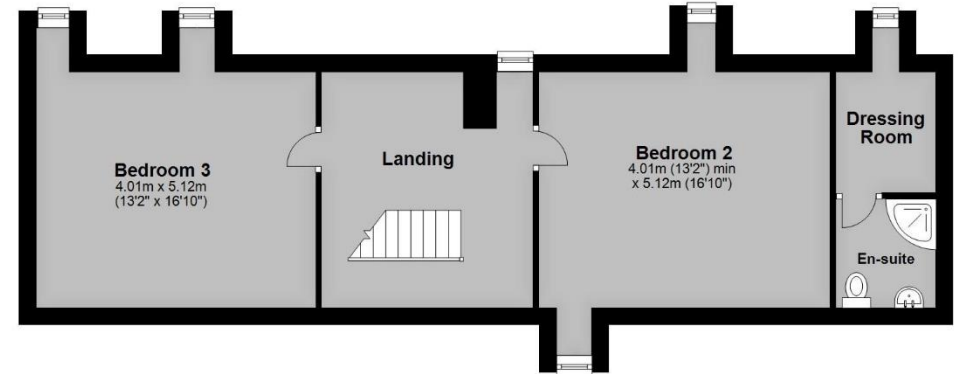
## Ground Floor area does not include Garage

Approx. 133.8 sq. metres (1440.5 sq. feet)

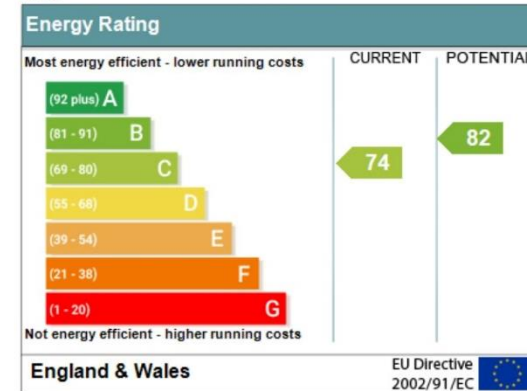


## First Floor

Approx. 67.4 sq. metres (725.1 sq. feet)



Address: 2 The Coppice, Hagley, STOURBRIDGE, DY8 2XZ  
RRN:



Total area: approx. 201.2 sq. metres (2165.6 sq. feet)



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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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