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Nursery Close
Hagley

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Nursery Close, Hagley, DY9 0NE

Occupying a fabulous cul de-sac location within a level walk of all amenities that Hagley has to offer.

This 3-bedroom link detached briefly comprises lounge, study, dining room, breakfast kitchen and guest cloakroom/wc on the ground floor with 3 first floor bedrooms together with house bathroom. There is also a garage, driveway parking and gardens to front and rear.

Offering tremendous potential for updating to make a truly fabulous family home this property really must be viewed.

Hagley offers an excellent range of high-quality schools which are favoured by families, shops, bars and restaurants plus village train station ideal for the commuter with services to Birmingham, Worcester and access to London. There are good road links and easy motorway access to the M5 at junctions 3 and 4.

Open countryside is in close proximity and there are some lovely walks nearby, plus the national trust owned Clent Hills with fabulous views from the top.



With driveway parking and entrance door leading to hall, with cloaks cupboard, guest cloakroom with low-level wc and wash basin. The lounge has a decorative brick fireplace and is a well-proportioned room making convenient for arranging furniture. There is an open staircase leading to the first floor.

Ideal for those who want to work from home there is a study or a potential bedroom 4 at ground floor level. The dining room interconnects with the breakfast kitchen and is fitted with a range of units with integrated oven, hob and inset sink. There is also a wall-mounted gas boiler serving the gas fired central heating system.

At first floor level the landing has an eaves cupboard for storage and an airing cupboard. The master bedroom is located at the rear with views of the garden and a range of louvre fronted fitted wardrobes. There are 2 further bedrooms at the front with feature roof pitches. While the house bathroom features a white suite including bath with over bath shower, wash basin and wc.

There is attached single garage with up and over door and the rear garden has been enlarged at some point, and provides patio with lawn and yew tree.

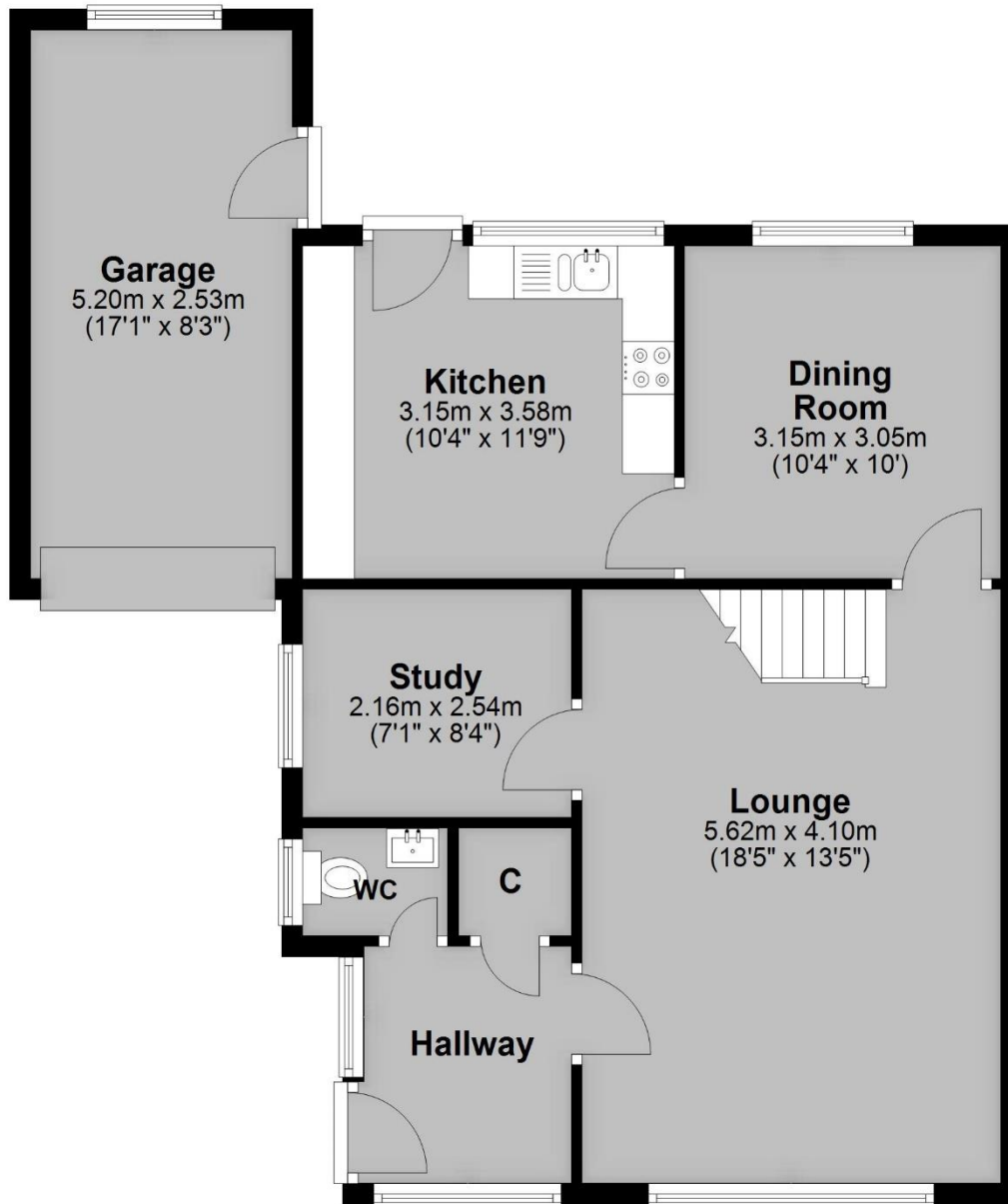
Council Tax Band – E
Tenure - Freehold



FLOOR PLANS

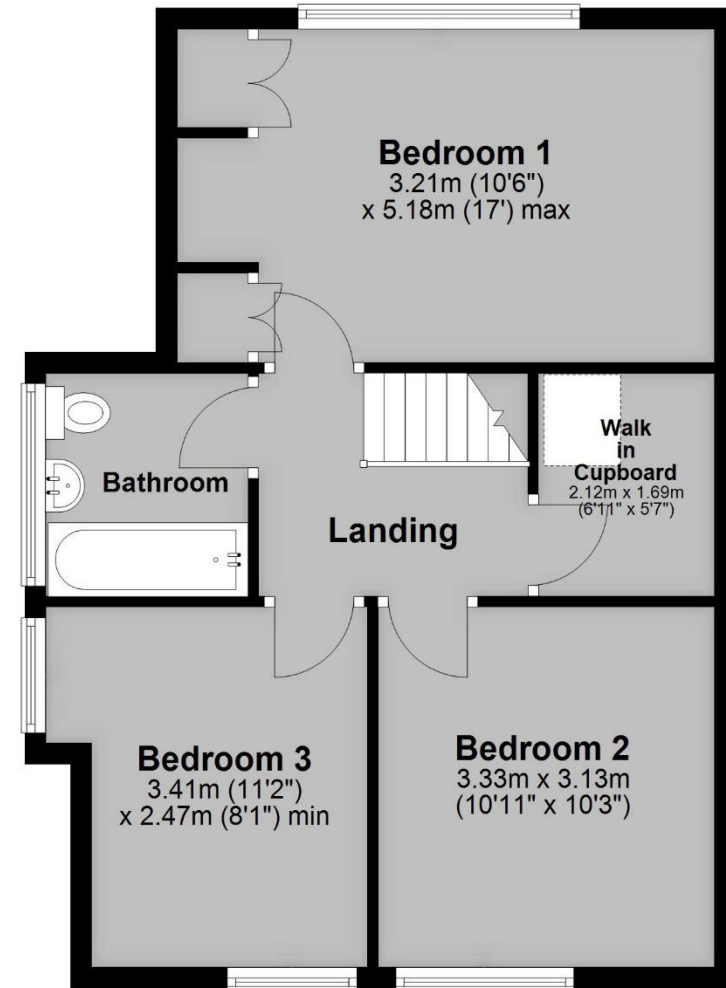
Ground Floor area excludes garage

Approx. 58.6 sq. metres (630.7 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



Total area: approx. 109.4 sq. metres (1178.0 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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