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79 Park Road,  
Hagley

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79 Park Road, Hagley, DY9 0QH

This traditional 3 bedroom semi detached house has been upgraded in recent years including lovely L- shaped extended kitchen with shaker style units, large central island with breakfast bar and lantern roof together with underfloor heating.

In addition, there is a lounge, guest cloakroom, utility/ store and at first floor level 3 well balanced bedrooms, 2 with fitted wardrobes and house bathroom.

Located within the service road section of Park Road with parking and driveway to the side and enclosed garden.

It is conveniently placed for a short walk to the Lyttelton Arms country pub and restaurant and there are lovely countryside walks close to Hagley Hall and with easy access to the Clent hills.



Hagley itself offers an excellent range of shops, bars and restaurants and is ideally suited for families with quality schools including Hagley Primary further down Park Road, Haybridge High School and Hagley Catholic School. There is also a village railway station with services to Birmingham, Worcester and London. As well as easy access to the motorway network at either junction 3 or 4 of the M5 motorway.

The driveway parking is approached by a lychgate and access to the property is via an enclosed porch which leads to the open plan living room with contemporary stone-faced chimney breast with gas log inset fire and space for TV above, staircase to first floor and bay window to the front. There is also a lobby, separate wc and guest cloakroom, with low level wc and vanity wash basin.



The fabulous L shaped extended kitchen with its lantern roof provides lots of natural light. The very stylish shaker style units with large central island incorporating breakfast bar, double oven, hob and underfloor heating.

There is also a utility and a side porch, store and features wc.

At first floor level an access hatch to the roof space has a pull down ladder. Both bedrooms 1 and 2 feature fitted wardrobes, bedroom 2 also incorporates a dressing table, while Bedroom 3 is also a well-balanced bedroom. There is a house bathroom with suite including P shaped bath with shower over, low level wc and vanity wash basin.

The garden is essentially at the front and is L shaped and enclosed and there is a small gated area to the rear of the house.

There may be planning permission for further alterations and extensions subject to conditions.

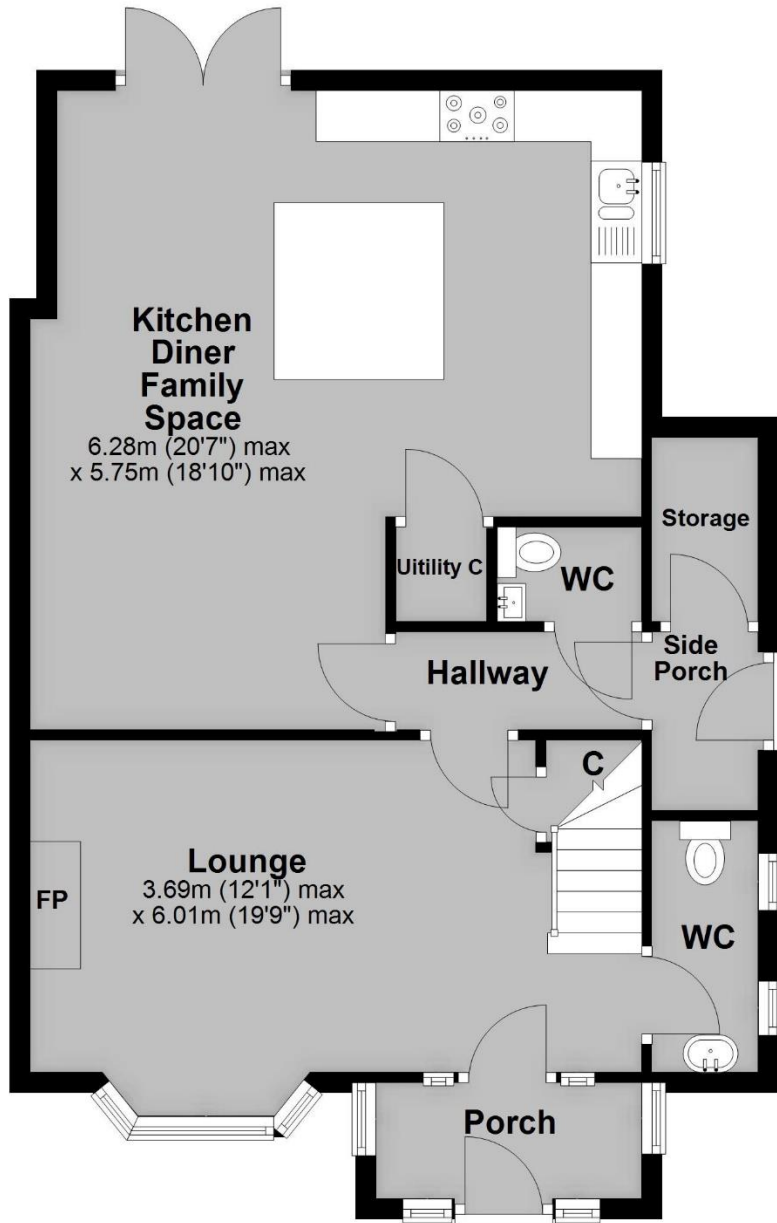
For details please see planning application: 20/01075/FUL



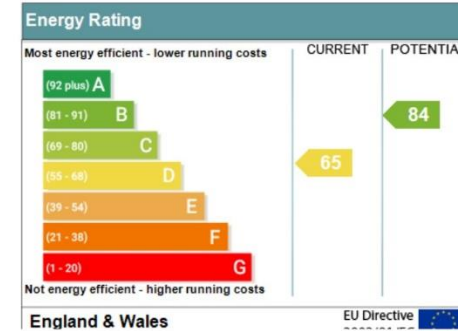
# FLOOR PLANS

## Ground Floor, omits WC, porches and storage

Approx. 58.1 sq. metres (625.3 sq. feet)

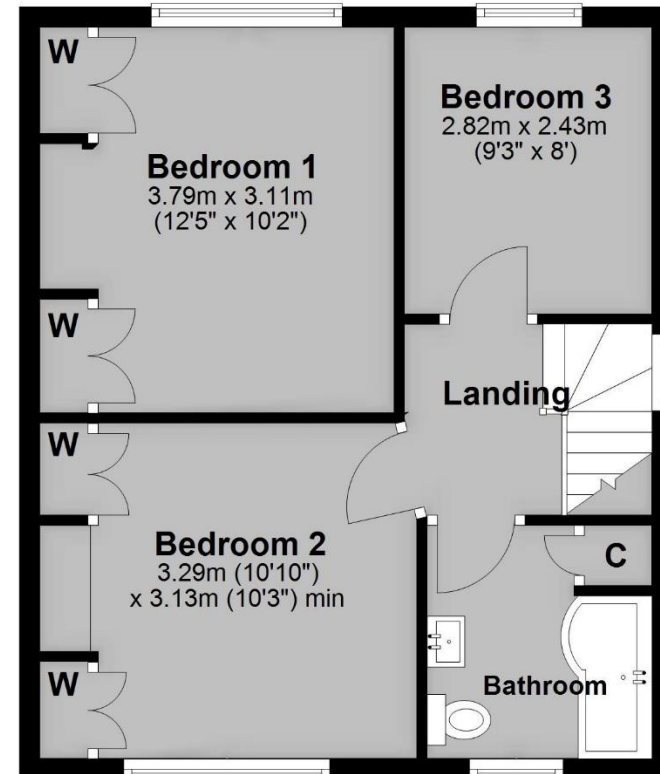


Address: 79 Park Road, Hagley, STOURBRIDGE, DY9 0QH  
RRN:



## First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 101.3 sq. metres (1090.2 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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