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81c Sweetpool Lane
Hagley

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81c Sweetpool Lane, Hagley, Worcestershire, DY9 0NY

This superb 5-bedroom detached family home has the added advantage of a 2-bedroom annexe which would make it particularly suitable for either a large family, multi-generational living or to have a spacious home office facility for those wanting to work from home.

The house benefits from not only 5 bedrooms with en-suite to master bedroom and house bathroom but also an open-plan kitchen diner with 3 reception rooms including lounge, home office/playroom and a snug. There is also a utility room and internal access leads through to the annexe which itself features two bedrooms and shower room and an open plan lounge kitchen. In total the accommodation extends to approximately 2,728 ft² (253.5m²). Plus a detached double garage. This home really does offer spacious living.

Originally constructed by Kendrick Homes in a unique and private position between Sweetpool Lane and Chestnut Drive, convenient not only for all the amenities that Hagley Village offers including shops, bars and restaurants, highly regarded first and secondary schooling, and ease of commuting with village railway station and good road connections. It is close to the edge of the village with some lovely local walks off Sweetpool Lane and Brake Mill as well as exploring the nearby Clent Hills.

The property is approached by way of a private road from Chestnut Drive with shared gated entrance to a private driveway serving just 6 distinctive homes.

There is a block paved driveway providing ample parking in front of the detached double garage. A canopy porch leads to the front door and central reception hall with staircase having LED lighting and guest cloakroom with low level wc and vanity wash basin.

The Lounge at the rear is well-proportioned and features a fireplace with electric fire and French doors to the delightful rear garden.

There is flexibility with two further reception rooms which include a home office/playroom and a separate snug, both with bay window projections to the front elevation making up the classical double fronted façade.

The kitchen diner is particularly spacious with French doors to the garden, large central island with gloss finish units, one and a half bowl under mounted sink, double oven, microwave, hob, dishwasher and complimented by Quartz work surfaces. This room is flexible and could incorporate a living space with a sofa if needed. A separate utility room with gloss units match the kitchen. The utility then connects to the annexe.

At first floor level the house has a spacious landing with lovely arched window feature providing natural light. The master bedroom features built in wardrobes to one wall together with an en-suite shower room well specified with shower, wc and wash basin.





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we sell **homes.**







There are four additional bedrooms three of which are double and feature wardrobes, bedroom 5 is currently used as a study.

There is a house bathroom with double ended bath, separate shower, vanity wash basin and wc.

The annexe has its own entrance hall with external double doors and features two bedrooms both with fitted mirror wardrobes together with a shower room having shower, vanity wash basin and wc. The living space comprises an open-plan lounge/kitchen with French doors giving easy access to the garden. Kitchen fittings include gloss units with integrated appliances comprising oven, hob microwave, integrated washing machine, dishwasher and fridge freezer there is also LED plinth lighting.

There is a fireplace in the attractive living space with electric fire.

The property has a good-sized garden which sweeps around the property with plenty of different spaces to sit and relax. The split level patio area has steps which lead to a large lawn area with planted beds. There is access to the side of the property which also leads to a private decking area with lighting.

Detached double garage with electric garage door and side door to garden.

Tenure – Freehold

Service Charge – £60 pcm. Approx.

Council Tax band – G

EPC - C

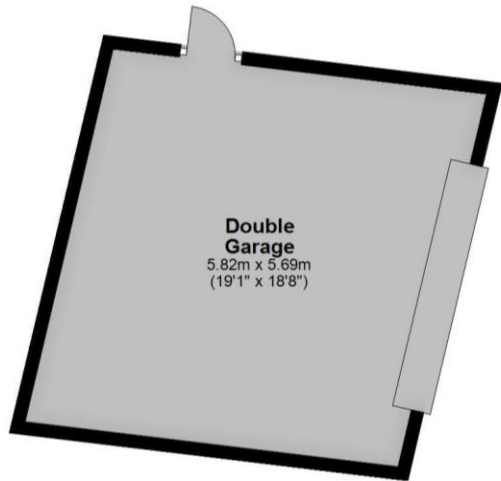
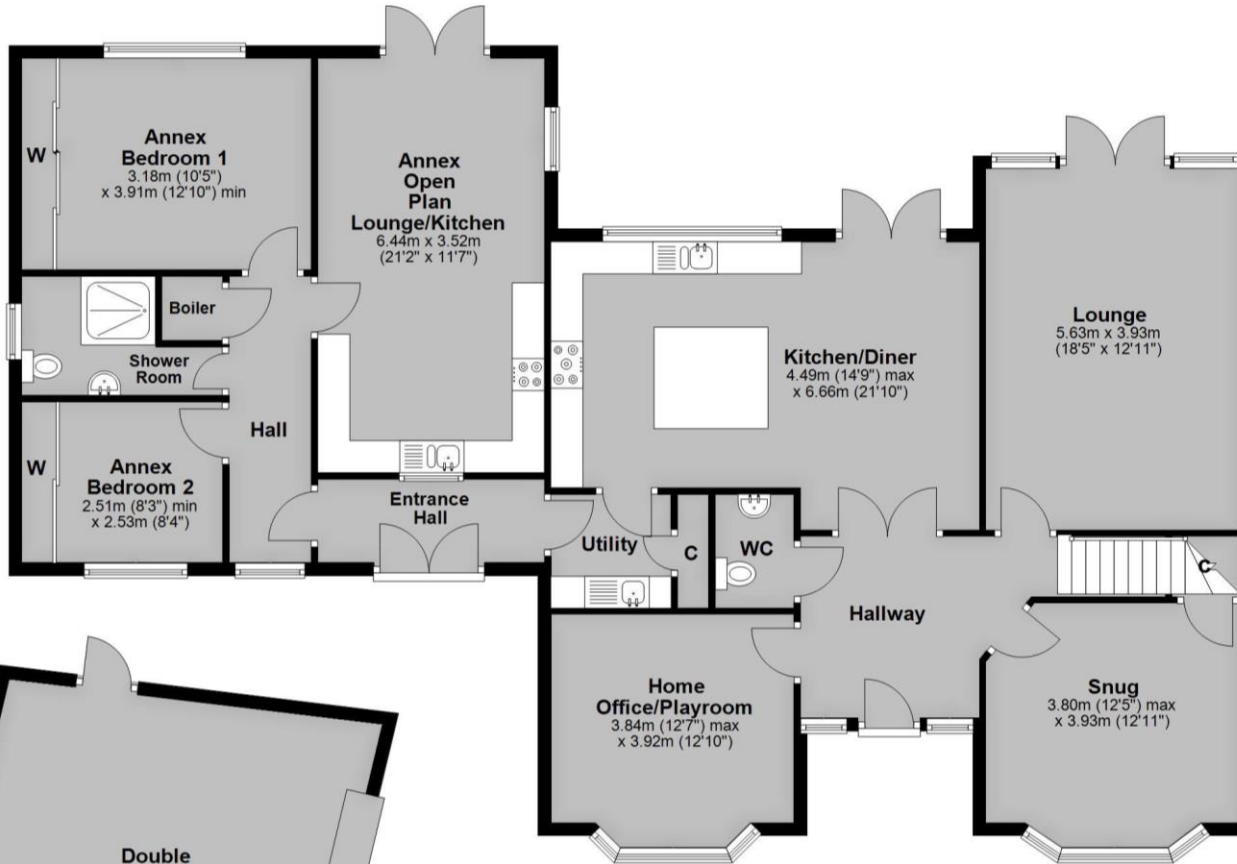




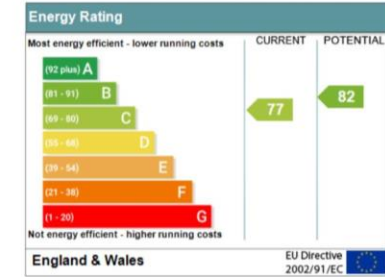
FLOOR PLANS

Ground Floor Area excludes Garage

Approx. 162.0 sq. metres (1744.0 sq. feet)

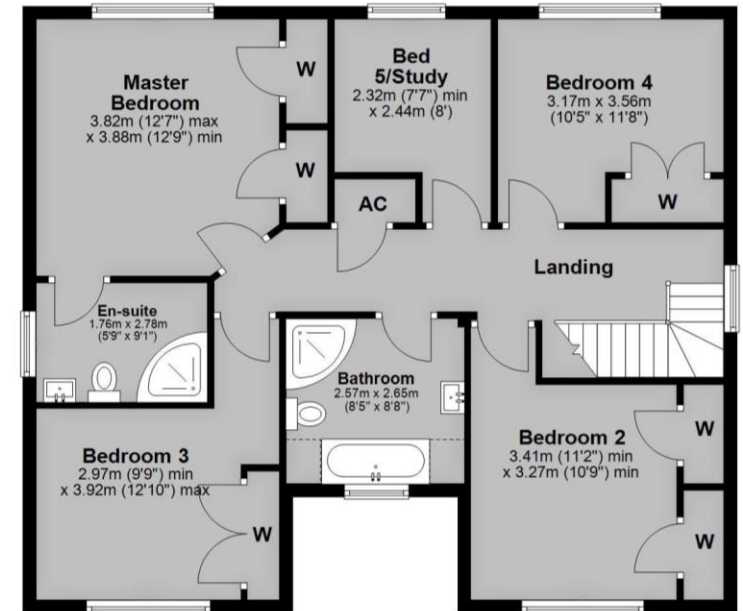


Address: 81c Sweetpool Lane, Hagley, STOURBRIDGE, DY9 0NY
RRN:



First Floor

Approx. 91.4 sq. metres (984.2 sq. feet)



Total area: approx. 253.5 sq. metres (2728.2 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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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

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