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10 Willow Close
Hagley

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10 Willow Close, Hagley, DY9 0LU

An opportunity not to be missed this 3-bedroom, link detached house which has been in the same family ownership since new but benefitting from rear single-storey extension to provide a large open-plan living/dining room with French doors to the attractive rear outlook and garden. Although well-presented the property is now in need of some updating and remodelling to make a fabulous home in this cul-de-sac location just a short walk from Hagley Village and all of the amenities that it offers.

For families the highly regarded schools are likely to be an attraction and there is a good range of shops bars and restaurants and village railway station with direct services to Worcester, Birmingham and connections further afield including London. Hagley is surrounded by open countryside, there are some lovely local walks including the nearby Clent Hills.

The property benefits from PVCU double glazing, gas fired central heating and has been subject to maintenance which has included stripping and refelting beneath the tiles to the main roof and renewing the flat roof.



There is good driveway parking together with the part integral garage. An enclosed porch leads to central reception hall with staircase to the first floor and useful under stairs storage cupboard.

There is a breakfast kitchen with fitted units including integrated oven and hob. The extended lounge/diner at the rear is a particularly well-proportioned room and features fireplace with gas fire and patio window giving aspect and access to the rear garden with lovely patio area with railings and steps leading down to the lawn and stream beyond.

There is internal access to the garage from the hall. At first floor level are three bedrooms, the master bedroom has been slightly enlarged with a bay projection and there is also an en-suite wc and shower plus separate vanity sink.

Bedroom 2 is a double bedroom with fitted wardrobes and there is a third bedroom, also with fitted wardrobes. The house bathroom has been refitted as a shower room with quadrant shower cubicle, low level wc and wash basin. The rear garden has a south easterly aspect.

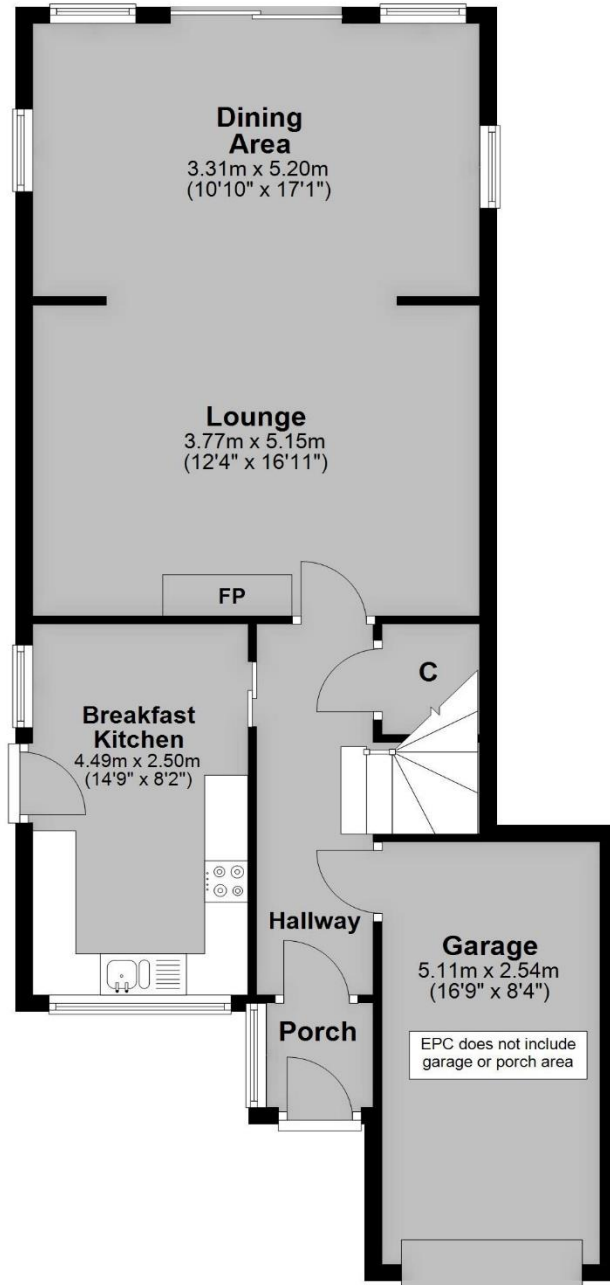
Council Tax Band – E
EPC rating – D
Tenure - Freehold



FLOOR PLANS

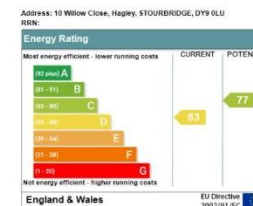
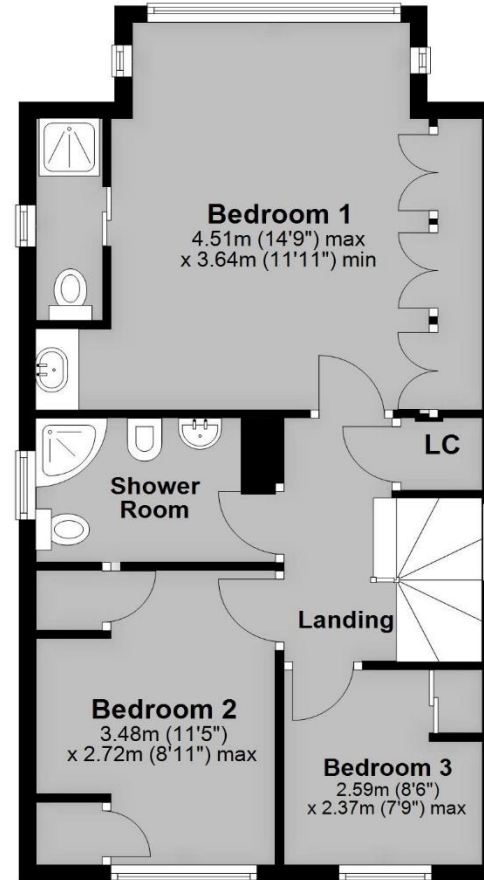
Ground Floor

Approx. 73.7 sq. metres (792.9 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



Total area: approx. 132.9 sq. metres (1430.5 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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