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VALUE. SELL. LET.

9 Station Road
Hagley

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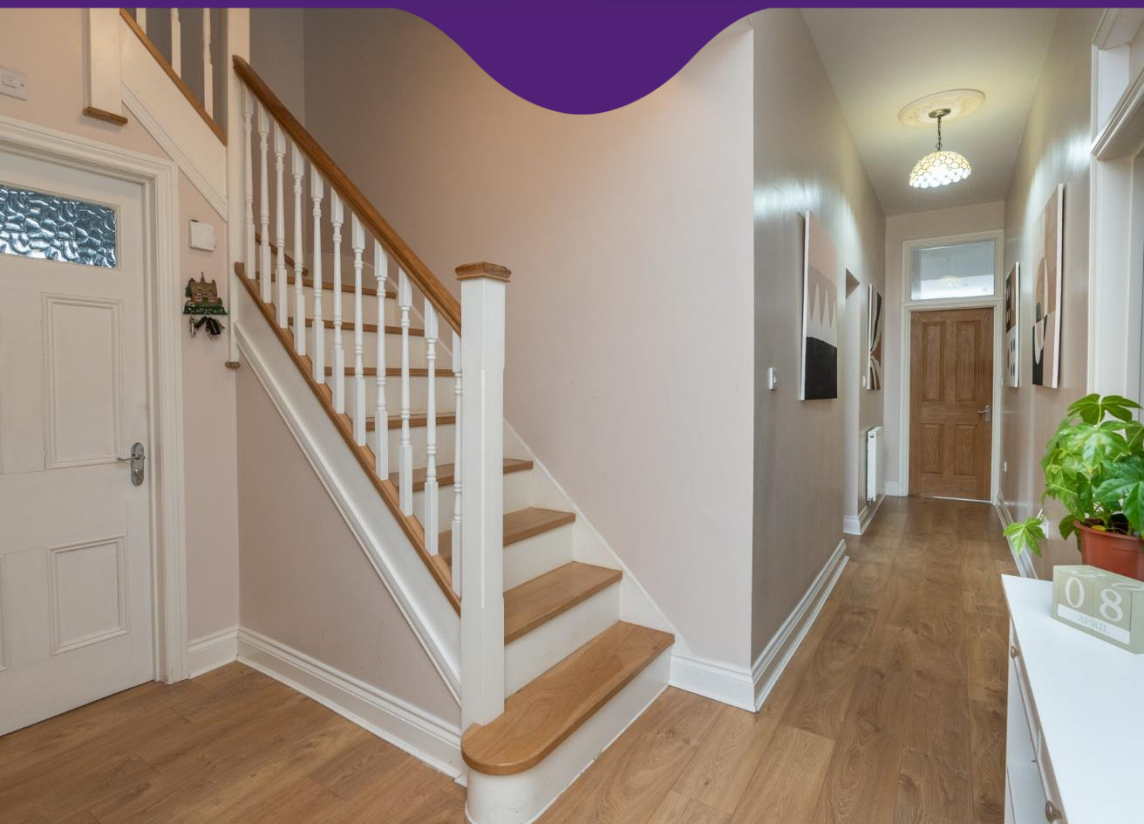
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9 Station Road, Hagley, Worcestershire, DY9 0NU

We are delighted to bring to the market this exceptional, large, detached family Edwardian home centrally located within Hagley and its conservation area. Providing 5 bedrooms all with en-suite, three having baths, four reception rooms and fabulous open-plan kitchen/family room. The current owners have undertaken a comprehensive program of sympathetic and substantial extension and refurbishment to provide a particularly spacious family home with southerly aspect rear garden with garden house and off-road parking for a number of cars.

Offering the ultimate convenience within walking distance of all central Hagley amenities including a good range of shops, bars and restaurants, village railway station with direct services to Worcester Birmingham and access to London. For families the highly regarded Hagley schools are all within walking distance including Hagley Primary, Haybridge High School and Hagley Catholic school.

Along with the more recent extension works the garden has been updated to be more family friendly for modern living.



Accommodation includes enclosed porch leading to a central reception hall. There is a study with feature fireplace and a further reception room used as a gym featuring folding doors meaning that it can be opened to the open plan kitchen/family room.

At the front there is a snug/music room and a more formal lounge with Adam style fireplace and bay window.

With the ground floor guest cloakroom/shower room one of the reception rooms could potentially be used as an additional bedroom perhaps for guests or maybe a dependant relative who may want to live on one level, it offers ultimate flexibility.

The focal point of family living will be the kitchen/ family room with shaker style units comprehensively fitted with large island and breakfast bar with usual integrated appliances double oven, hob, dishwasher etc. Two sets of French doors open the room to the garden making the most of the sunny aspect particularly in the spring and summer months.

There is a separate utility room with boiler and pressurised hot water cylinder together with high gloss units and sink.

To the side of the house is an external workshop/store which could perhaps be converted to a home office or alternative use.



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we sell **homes.**



At first floor level the master bedroom has a feature fireplace, bay window and an en-suite bathroom with low level WC wash basin and shower. Bedroom 2 has a dual aspect, together with an en-suite bathroom and bedroom 3 features a built-in wardrobe and en-suite shower room.

Bedroom 5 also has an en-suite bathroom. Bedroom 4 at the rear has French doors opening to a Juliet balcony giving views of the rear garden. There is an en-suite shower room with shower, vanity wash basin and wc.

The large rear garden is predominantly laid to lawn with attractive southerly aspect and has a garden house divided into two rooms to provide a hobby room and potential office. The current owners are now looking to relocate nearer to family.

This property is an exceptional home and really must be viewed to appreciate the calibre of refurbishment and extension works and all of the accommodation that it offers.

Benefitting from gas fired central heating and also PVCU double glazed sash windows. Offering not only energy performance and ease of maintenance but also fitting in with the style and character of the original house

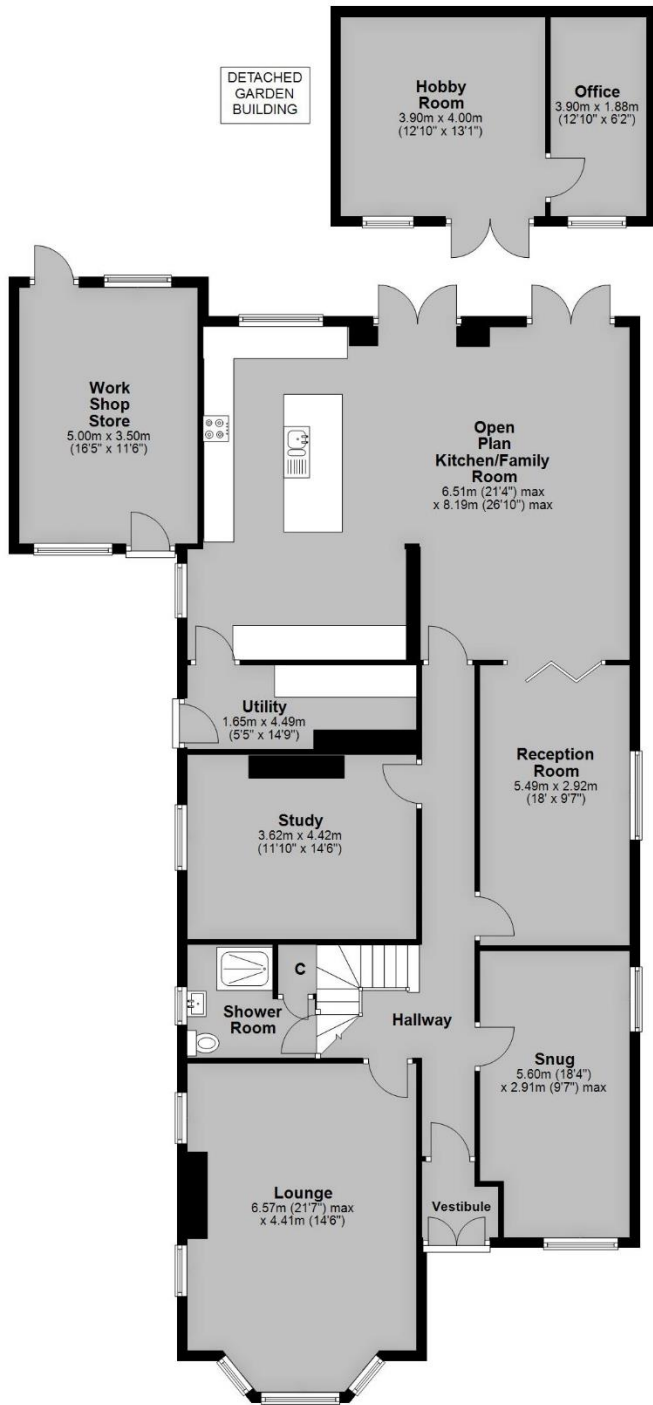




FLOOR PLANS

Ground Floor Area Excludes Detached Garden Building

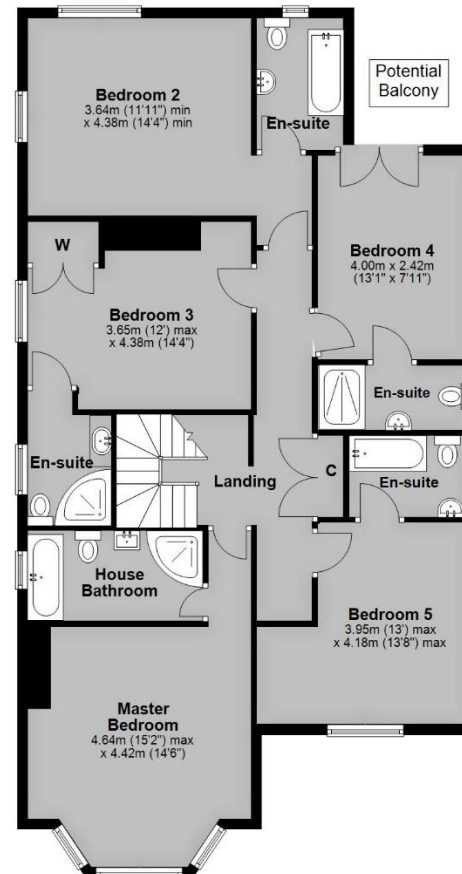
Approx. 161.6 sq. metres (1956.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 119.7 sq. metres (1288.6 sq. feet)



Total area: approx. 301.5 sq. metres (3244.9 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>

www.leeshaw.com





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