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14 South Road
Hagley

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14 South Road, Hagley, DY9 0JT

A delightful, double fronted detached house dating from the mid-1920s and providing very light and airy accommodation which has been extended and provides 4 bedrooms, house bathroom, en suite to master bedroom with dressing area and three good sized reception rooms, breakfast kitchen, utility and garage.

Set in delightful private gardens behind an in out driveway within this very desirable road between Western Road and Newfield Road. It is just a short walk to the amenities that Hagley Village offers including shops, bars and restaurants. The village railway station is within easy reach with direct services to Worcester, Birmingham and further afield with connections to London. In particular for families the highly regarded primary and high schools are particular attractions.

The well-presented accommodation includes PVCU double-glazing and gas-fired central heating.

The enclosed porch leads to an impressive front door with circular leaded glazed window and side window which leads to the central reception hall. There is a fabulous small cellar, ideal for storing fine wines.



The through-lounge is a very light room with bay window to the front and French doors to the garden together with side window and fireplace with gas coals fire.

There is a separate dining room or second reception room with decorative fireplace and serving hatch to the kitchen.

The sitting room is an extension and has lovely views of the garden with dual-aspect and French doors to the side together with gas fire and useful store.

Refitted in recent years, the breakfast kitchen has shaker-style units with inset one and a half bowl sink, integrated dishwasher, Rangemaster cooker and useful pantry.

There is a separate utility room with fitted units which also accommodates the washing machine and there is an external stable door to the garden. Leading from the hall is a cloaks lobby ideal for coats and this leads through to a guest cloakroom refitted in recent years with stylish wc and vanity wash basin.

At first floor level there is a landing which gives access to the through master bedroom which benefits from a distinct dressing area and an en suite shower room with shower, vanity wash basin and wc.



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The remaining three bedrooms are all double bedrooms and bedroom 4 has fitted wardrobes.

A corner bath suite and separate shower, wash basin and wc are a feature of the house bathroom.

An important feature of the house is the mature garden with its south-westerly rear aspect. It is a garden that families will enjoy not only because of its privacy but the winding path, lawns and mature shrubs a great area for children to explore.

Tenure – Freehold

EPC – D

Council Tax Band - F

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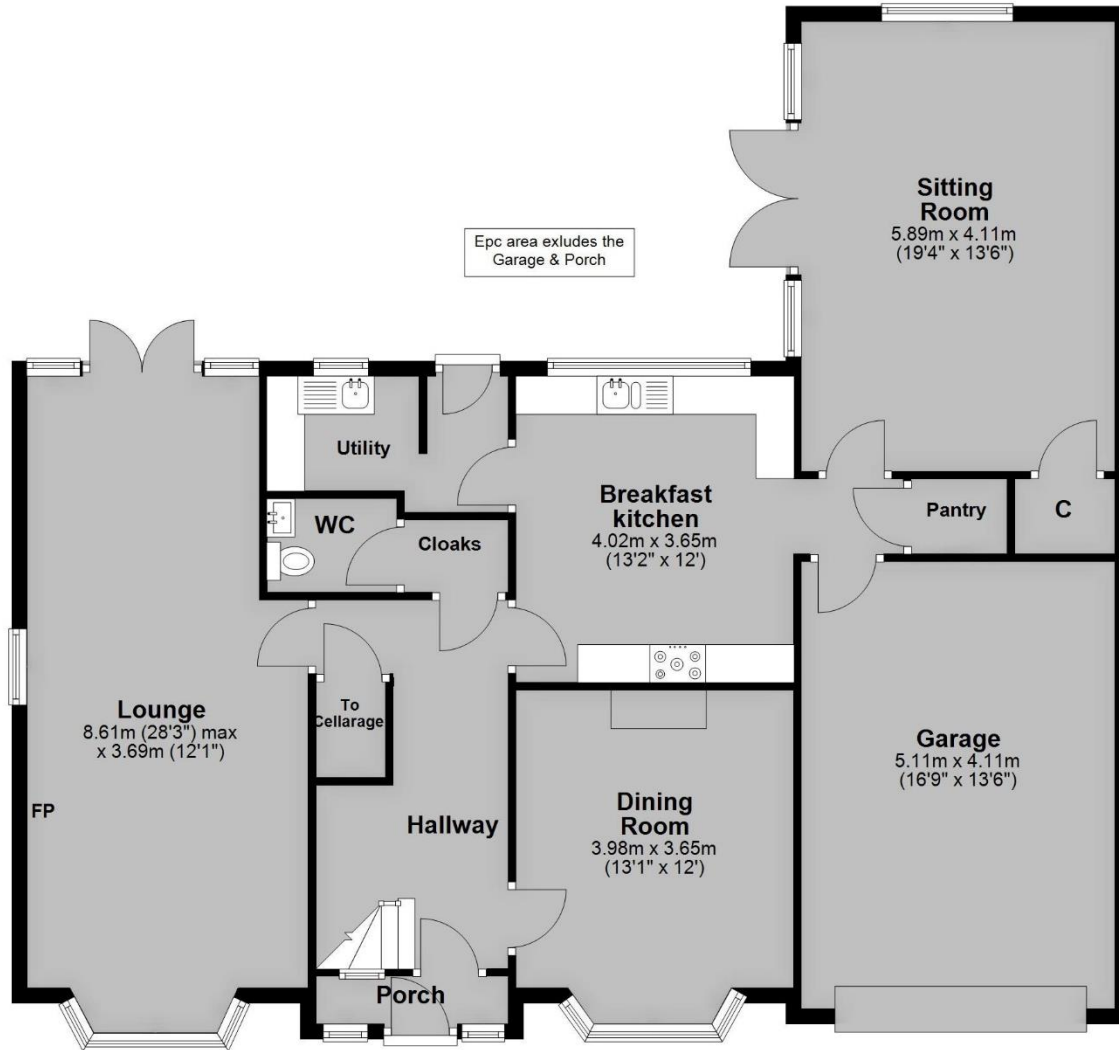




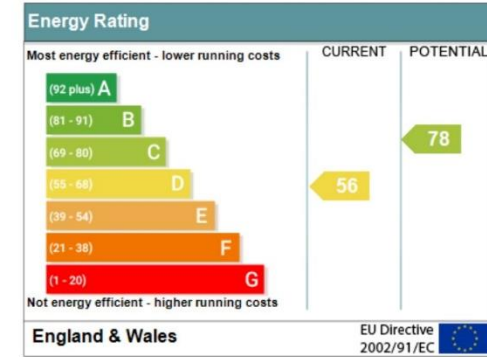
FLOOR PLANS

Ground Floor

Approx. 134.7 sq. metres (1449.8 sq. feet)

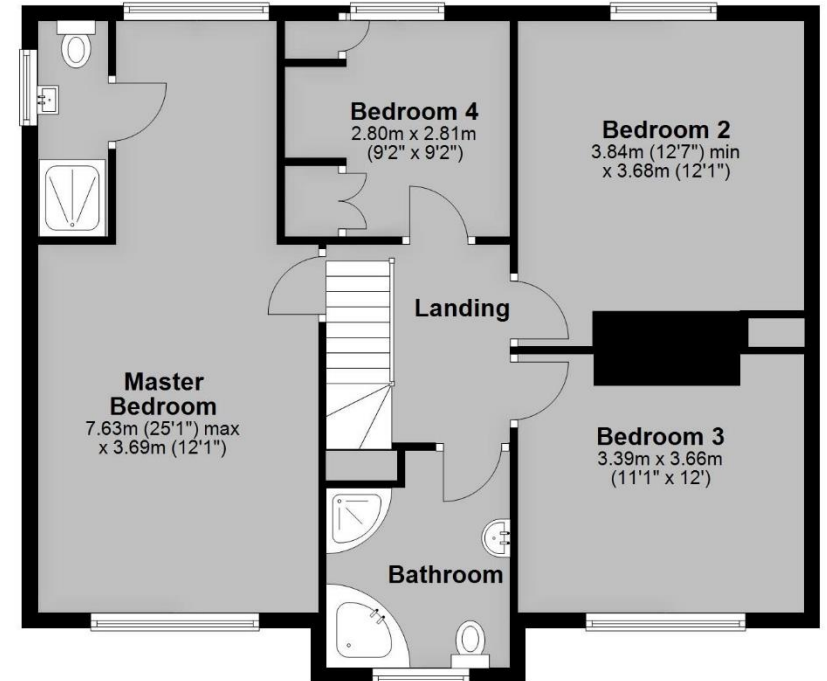


Address: 14 South Road, Hagley, STOURBRIDGE, DY9 0JT
RRN:



First Floor

Approx. 79.1 sq. metres (851.5 sq. feet)



Total area: approx. 213.8 sq. metres (2301.3 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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