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7 Hoarstone
Hagley

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7 Hoarstone, Hagley, DY8 2XF

Ideally located close to lovely countryside walks and village amenities this fabulous family home offers 4/5 bedrooms including master bedroom with en suite, delightful garden and plenty of driveway parking.

The house has been extended and improved by the current owners to provide stylish accommodation with flexibility.

Located within a cul-de-sac off Sweetpool Lane within an easy walk of the Village Railway Station, shops, bars and restaurants and highly regarded Hagley schools. With PVCU double glazing, gas fired central heating and stylish internal shutters to windows to the front elevation. The accommodation is approached by an impressive canopy porch leading to central reception hall with staircase to first floor and under stairs cupboard.

The lounge features a contemporary chimney breast and inset electric fire together with TV unit. There is a separate dining room with patio window that opens to a particularly good-sized PVCU double glazed conservatory with glass roof. Not only does it offer lovely views of the garden but it is great space for entertaining and connects to the large external patio. This room is currently used as a sitting room and games room.

The breakfast kitchen has been enlarged and features a range of shaker style units with granite work surfaces, peninsula unit with breakfast bar. There is a Stoves Range style cooker, an integrated dishwasher. This room is a great place to congregate when entertaining.

A lobby with useful storage cupboards has independent side access which leads to a room which is currently used as a gym but could equally suit a study or bedroom 5 for perhaps a dependant relative due to the proximity of the ground floor shower room with low-level wc, vanity wash basin and shower. There is also a separate utility room with fitted units and space designated for washing machine and separate dryer.

Continuing to the first floor the landing gives direct access to three bedrooms at this level, bedrooms 2 and bedroom 3 are double rooms, bedroom 4 is currently used as a study. The stunning house bathroom features a free-standing bath with shower handset, vanity wash basin which is particularly impressive together with wall mounted wc and attractive timber effect wall cladding provides an attractive backdrop to the statement free-standing bath.





The staircase leads to the second floor which is a loft conversion providing superb master bedroom suite with two large Velux windows and blackout blinds. The room flows into a beautifully fitted ensuite with twin vanity wash basins with waterfall taps, shower with large drencher shower head which projects from the wall together with wall mounted wc. There are built in wardrobes and also access to the eaves area of the roof space.

The particularly private garden is a delight and mature with a large patio for entertaining, lawns and a further seating area towards the top of the garden to give a different vantage point to enjoy the sun.

Tenure – Freehold

Council Tax Band – D

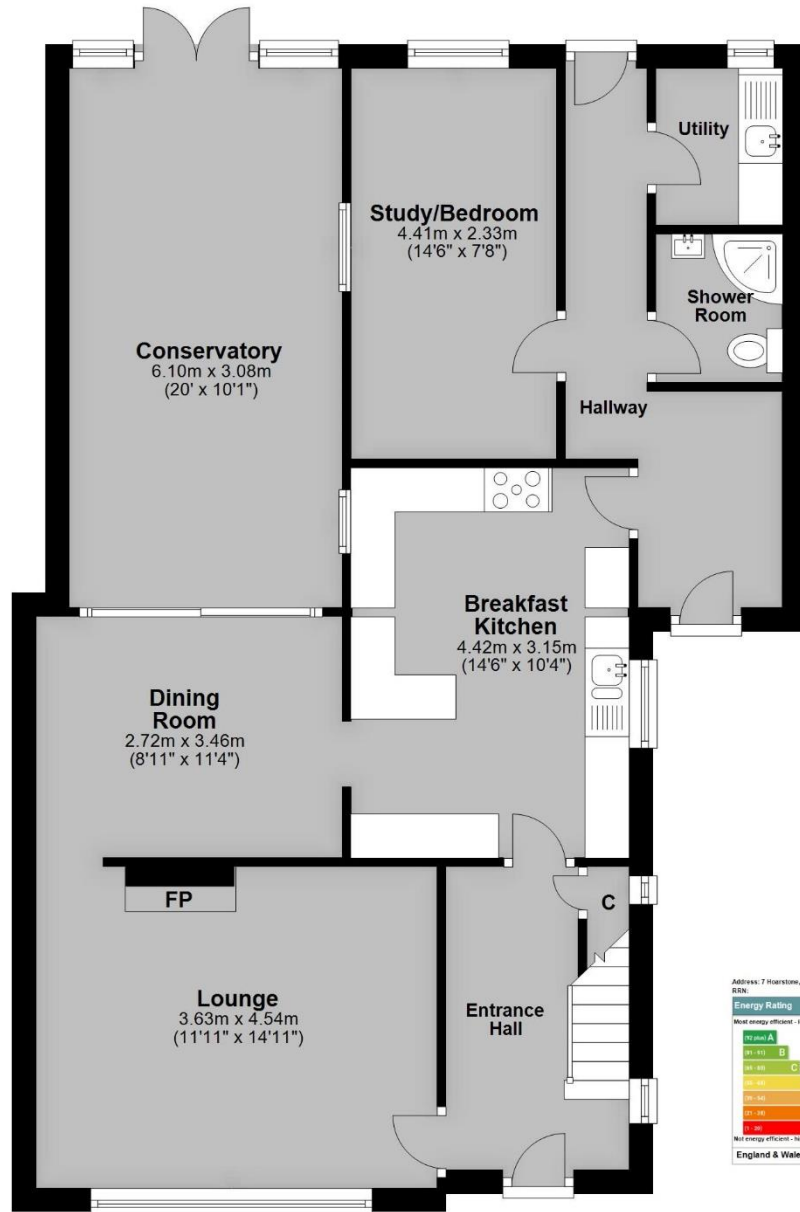
EPC - C



FLOOR PLANS

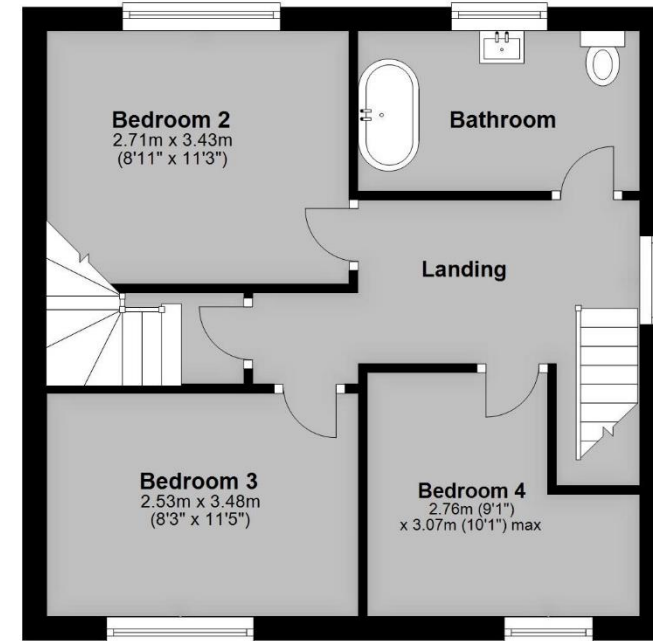
Ground Floor

Approx. 92.3 sq. metres (993.9 sq. feet)



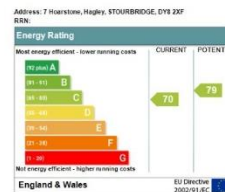
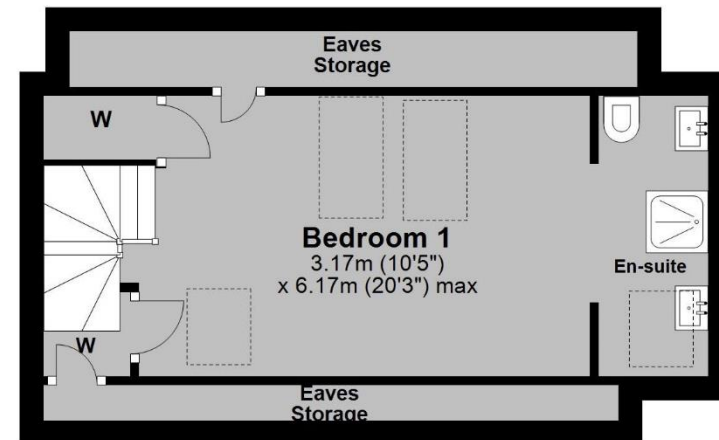
First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Second Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 167.7 sq. metres (1805.6 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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