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1 Brook Crescent
Hagley

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1 Brook Crescent, Hagley, DY9 0QE

This very special and thoughtfully remodelled and extended 4-bedroom detached family home is immaculately presented and really must be viewed. Occupying a corner plot at this cul-de-sac location within an easy walk of village amenities including schools, train station, shops, bars and restaurants.

The property provides 4 double bedrooms together with three bathrooms and beautiful open plan living space together with separate lounge and study/playroom, separate utility room and delightful garden great for children. In addition to driveway parking there is a garage.

The current owners need to be commended for the great planning and thought that has gone into the remodelling works which has dramatically increased the floor space and provides a real wow factor.

The front door with canopy porch leads to an impressive entrance hall with large tile high gloss flooring which extends not only through the hall but directly into the open plan kitchen/family room with underfloor heating. The hall itself features an attractive diamond shaped window and there are oak internal doors and useful under stairs drawers and cloaks cupboard. The lounge is a well-proportioned room with bay window projection to the front elevation and provides the perfect breakout space.



Double doors lead from the hall into the open plan kitchen/family room with part vaulted ceiling with four roof lights, bifold doors making it a lovely light room which opens then directly into the garden.

This space is ideal for entertaining and there is a large central island. The kitchen was fitted by Wren Kitchens and there are quartz work surfaces and splash backs. There is a subtle contrasting finish between the main units and the central island but all beautifully toned. High end Integrated appliances include a Bosch induction hob, three ovens, one a microwave plus a warming drawer, inset sink, wine cooler, Bosch dishwasher and full-sized fridge and freezer by AEG.

The breakfast bar seats four people and there is LED plinth lighting. Double doors lead to the useful study/playroom.

The utility leads off to a guest cloak room/shower room attractively fitted with aqua board plus wc and wash basin. The utility gives internal access to the oversize single garage with radiator providing heating and access to loft space above. The main staircase rises to the first-floor landing. The master bedroom has an attractive bay window projection, and range of fitted wardrobes together with very stylish en suite with electric underfloor heating, sleek fitted units, low level wc, vessel sink and shower.



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There are three further bedrooms, four in total, all are doubles and two with fitted wardrobes. The lovely house bathroom features a Genesis double ended bath, walk-in shower, vanity wash basin and matching double cupboard together with low level wc and electric underfloor heating.

There are TV points and power sockets in all bedrooms for wall mounted TVs.

There may be scope for further extension to create an additional master bedroom above the garage subject to usual local authority consents.

Tenure- Freehold

Council tax band- F

EPC - E

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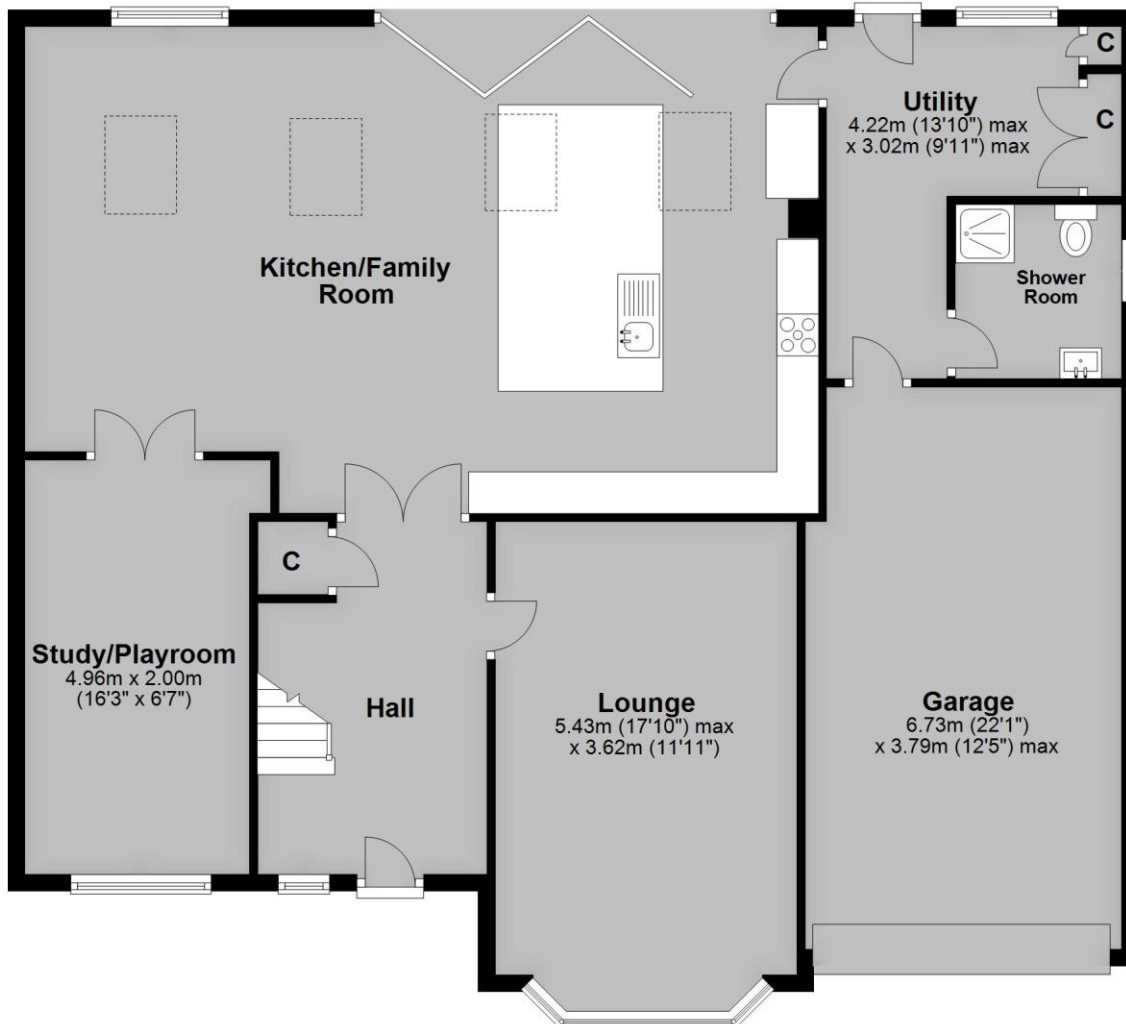
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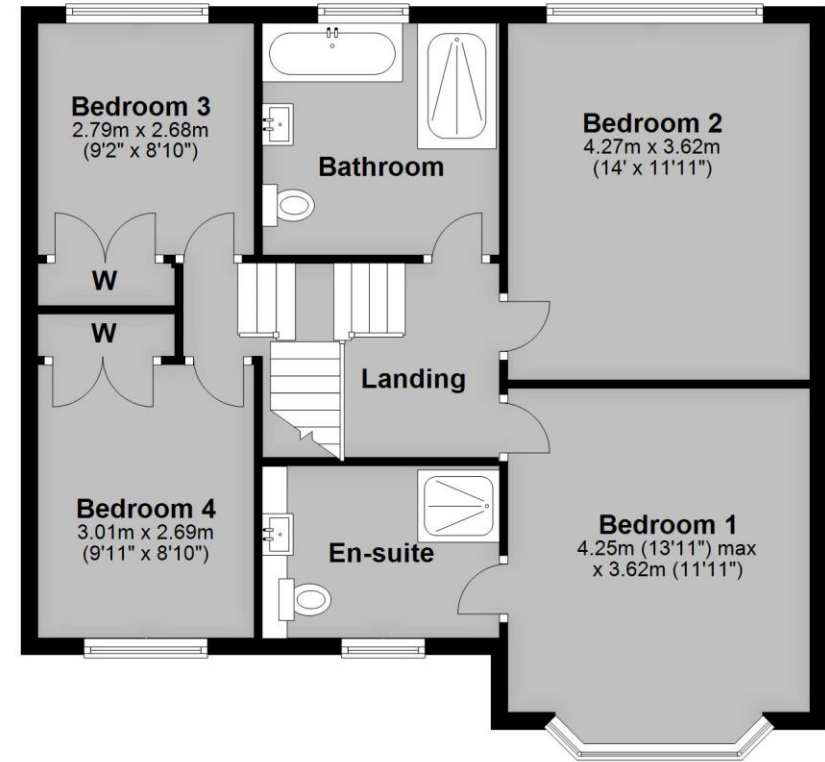
FLOOR PLANS

Ground Floor
Approx. 141.6 sq. metres (1523.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

First Floor
Approx. 70.4 sq. metres (757.8 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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