



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

3 Woodchester
Hagley

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

3 Woodchester, Hagley, DY9 0NF

A fabulous 4 double bedroom family detached home occupying a particularly peaceful cul de sac location between Newfield Road and Western Road and within walking distance of the village and its excellent range of shops, bars and restaurants. Highly regarded schooling is a key factor for families and the village railway station for the commuter has services to Birmingham, Worcester and beyond to London. The property is well presented and offers some scope for personalisation.

With gas fired central heating and PVCU double glazing the front door leads to a glazed enclosed porch leading to the central reception hall with useful under stairs storage cupboard. The guest cloakroom features a low-level WC and pedestal wash basin. The through living room is a particularly light and airy room with fireplace having gas coals fire and patio window opening to the rear garden. Double doors connect to the extended and particularly generous dining room at the rear with views of the garden.

The breakfast kitchen has been refitted in recent years by Wollaston Kitchens with an attractive range of units, with Bosch double oven and gas hob together with 2 integrated fridges, Karndean flooring and distinct utility area with storage and space for washing machine.



There is a lobby which provides space for tumble dryer and there is access to the double garage which has a remote up and over door and sink.

At first floor level the landing has a useful airing cupboard and 4 double bedrooms all with built in or fitted wardrobes.

The master bedroom is particularly well planned with a walk through dressing room with fitted wardrobes which gives access to the ensuite with shower, wash basin and WC.

The house bathroom which serves the 3 remaining bedrooms has bath with shower over, wash basin and WC.

Outside the property is well set back from Woodchester with driveway parking and lawned fore garden and side gated access to the rear garden which is a lovely private space with patio, lawns and storage shed concealed to the side of the house. The rear garden has a westerly aspect so is excellent for afternoon and evening sunshine, perhaps ideal for those long summer evenings and BBQ's.



The
LEE, SHAW
Partnership

VALUE. SELL. LET.



We don't sell houses
we sell **homes.**



Tenure: Freehold

Council tax: F

EPC: TBC

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

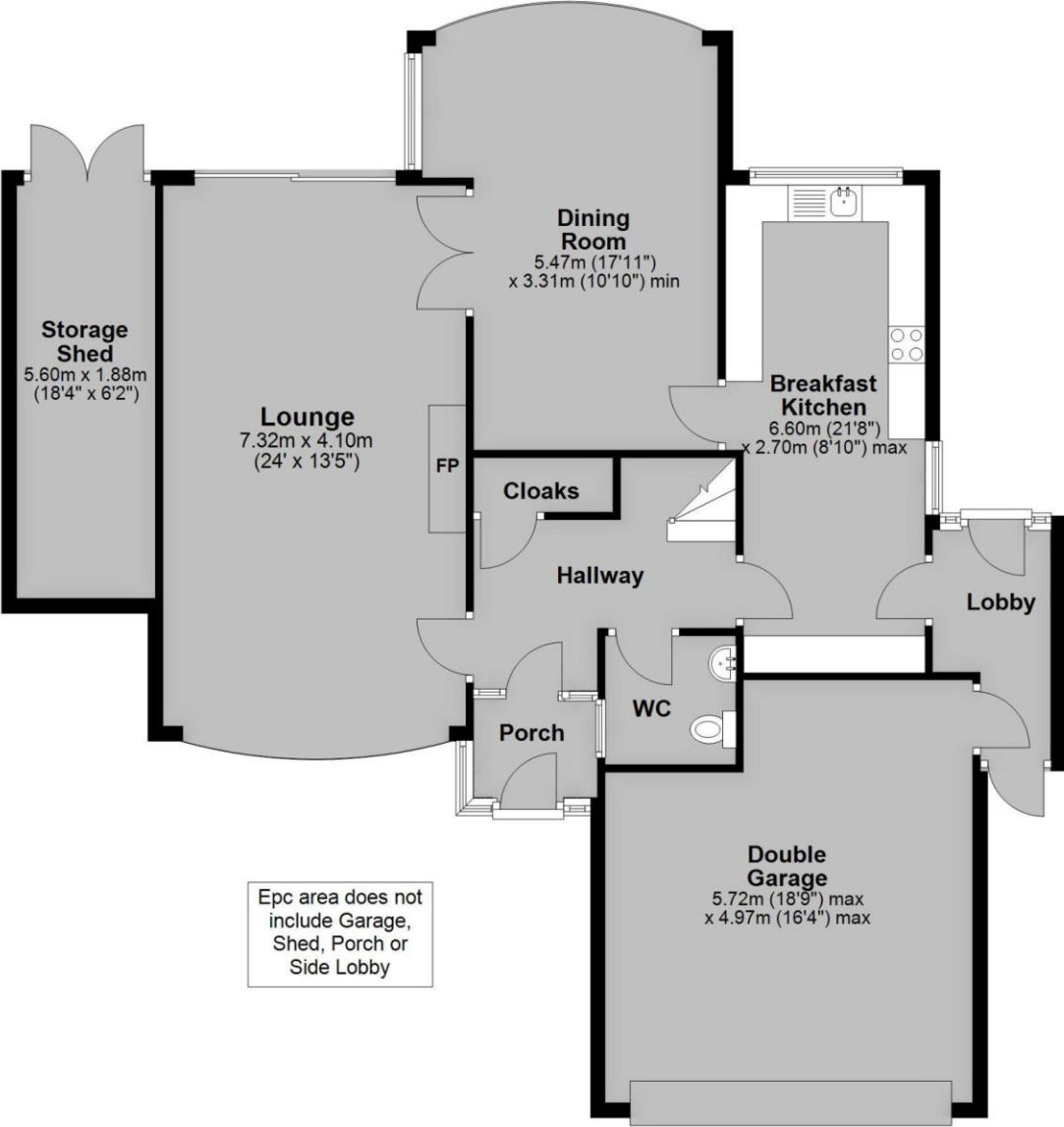




FLOOR PLANS

Ground Floor

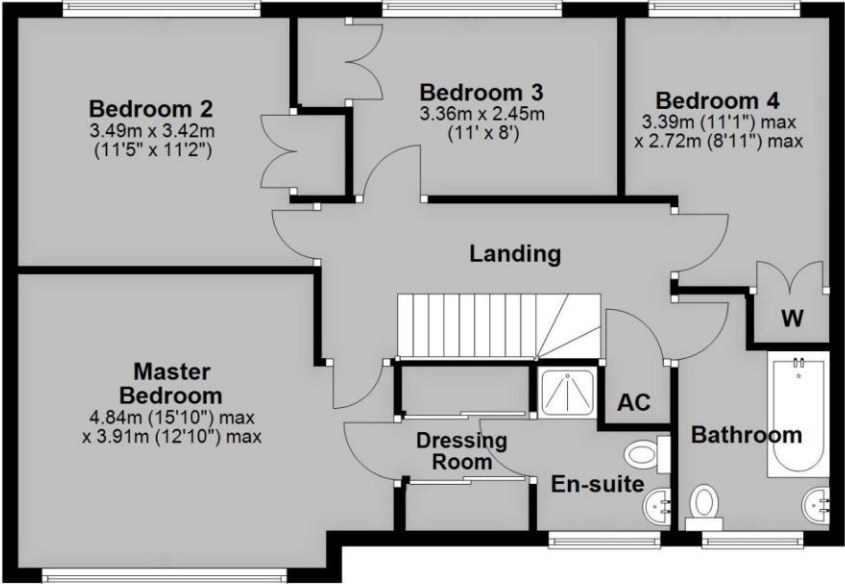
Approx. 127.0 sq. metres (1367.3 sq. feet)



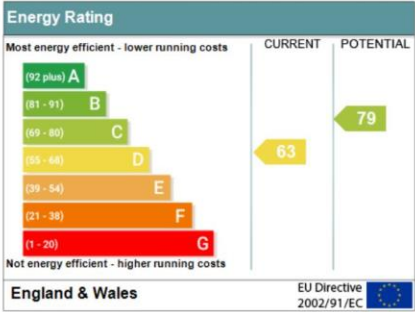
Epc area does not include Garage, Shed, Porch or Side Lobby

First Floor

Approx. 75.1 sq. metres (808.8 sq. feet)



Address: 3 Woodchester, Hagley, STOURBRIDGE, DY9 0NF
RRN: 9320-2768-3490-2294-4445



Total area: approx. 202.2 sq. metres (2176.1 sq. feet)



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111

hagley@leeshaw.com www.leeshaw.com

We don't sell houses
we sell **homes.**