



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

38 Cavendish Drive
Hagley

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

38 Cavendish Drive, Hagley, DY9 0LR

A beautifully presented and refurbished detached bungalow with 3 bedrooms, master with en-suite shower room, ready to move into with no upward chain. It occupies a corner plot within a level walk of Hagley village amenities. The highlights include an impressive central hallway, living room, stylish refitted breakfast kitchen with integrated appliances and southerly aspect rear garden plus garage and workshop to the rear.

Hagley is the ideal village location with shops, bars, restaurants and highly regarded schools. It has excellent road links and village train station yet is surrounded by lovely countryside including the National Trust owned Clent Hills.

Featuring double glazing and gas fired central heating this comfortable bungalow must be viewed.

The accommodation in more detail comprises a canopy porch with front door leading to an impressive long central reception hallway with Herringbone pattern flooring which runs seamlessly into the breakfast kitchen.



Double doors from the hall open to the lounge/diner, an attractive room with dual aspect providing lots of natural light, living flame electric fire and plenty of power sockets.

The stylish newly fitted breakfast kitchen has patio windows opening to the southerly aspect rear garden. With white gloss units, stylish vertical radiator, integrated appliances including oven and hob, Bosch dishwasher, integrated washing machine and fridge freezer. A peninsular provides a useful breakfast bar.

The master bedroom is a good size with its own en-suite shower room with low level WC, vanity wash basin and shower. Bedroom 2 is also a double room and bedroom 3 and is a single bedroom or potential study with stylish vertical radiator.

The lovely house bathroom with P-shaped bath having shower over, stylish vanity basin and WC which doubles up as a guest cloakroom when visitors arrive.

A pulldown ladder to the roof space which is boarded and there is some natural light provided by a window and a Velux roof window.



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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



RICS

the mark of
property
professionalism
worldwide

This spacious corner plot benefits from good driveway parking which leads to the detached garage with workshop at the rear. The fore garden and side garden are predominately lawned and the enclosed rear garden features composite decking area and patio with a choice of places to sit and shaped lawn with established shrubs.

Tenure: Freehold

Council Tax: D

EPC: D

The
LEE, SHAW
Partnership

VALUE. SELL. LET.



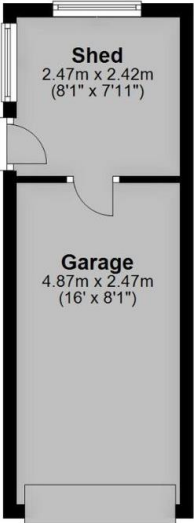
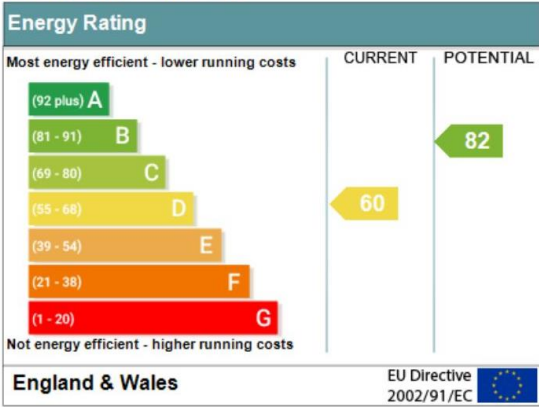


FLOOR PLANS

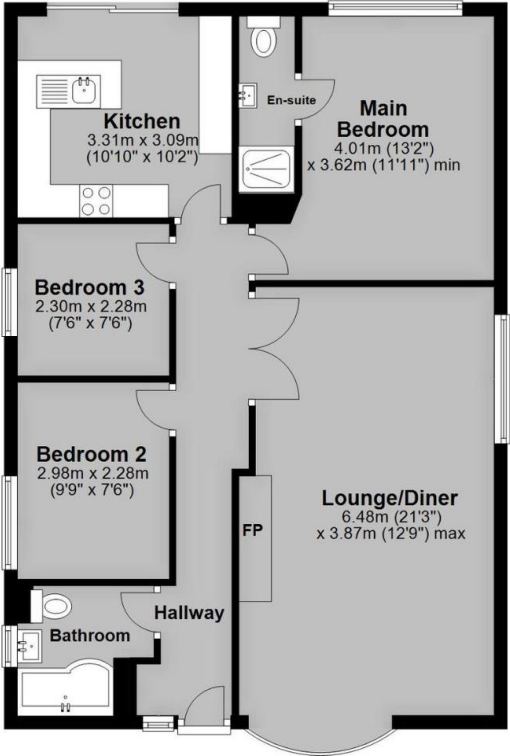
Ground Floor

Approx. 95.3 sq. metres (1025.4 sq. feet)

Address: 38 Cavendish Drive, Hagley, STOURBRIDGE, DY9 0LR
RRN: 9390-2117-9420-2704-7471



Epc area calculations do not include the Garage and shed.



Total area: approx. 95.3 sq. metres (1025.4 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.**