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16 Pearmain Garden
Hagley

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16 Pearmain Garden, Hagley, Worcestershire, DY9 0AL

This exquisitely presented four-bedroom detached family home offers spacious and modern living, featuring an ensuite shower room, house bathroom, and three air-conditioned bedrooms. The property boasts a lounge, a separate dining room, and a stunning open-plan kitchen diner with a stylish orangery-style lantern roof. Additional highlights include a utility room, guest cloakroom, and an integral garage.

Built in 2019 by the highly regarded local developers, Billingham & Kite, to their sought-after Melrose design, this home enjoys a prime cul-de-sac location just off Western Road. It is within easy walking distance of Hagley village's shops, bars, restaurants, and highly regarded schools, making it a popular choice for families. The village also benefits from a train station and excellent road links for commuters.



The current owners have tastefully styled the home from new, with Karndean flooring throughout the ground floor. The welcoming reception hall features a staircase with contemporary glass balustrading, leading to a separate dining room/snug. The elegant lounge includes an inset log-effect gas fire with space for a TV above, and bifold doors opening onto the rear patio. The open-plan kitchen diner, perfect for entertaining, is bathed in natural light from its dual-aspect windows and orangery-style lantern roof. The high-quality Avanti kitchen is fitted with Neff integrated appliances, including a dishwasher, fridge freezer, gas hob, electric double oven, and wine chiller. A stylish peninsular unit with a breakfast bar, Silestone work surfaces, and shaker-style cabinetry complete the sleek, modern design.

The separate utility room provides additional storage and complements the kitchen fittings, while a guest cloakroom features a wall-mounted WC and wash basin.

At first floor level, the landing is naturally lit by a front-facing window and houses an airing cupboard. The principal bedroom boasts air conditioning and a luxurious ensuite shower room with a walk-in shower, wall-mounted WC, and half-pedestal wash basin. Bedroom two is a spacious double with fitted wardrobes and air conditioning, while bedroom three also features fitted wardrobes. Bedroom four is beautifully decorated and benefits from air conditioning. The stylish family bathroom includes a P-shaped bath with an overhead shower, a half-pedestal wash basin, a wall-mounted WC, and a tiled floor.





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Externally, the rear garden is level, featuring a patio, lawn, and a large decking area positioned to catch the late afternoon sun. The front of the property offers ample block-paved driveway parking, a landscaped fore garden, and a garage with an up-and-over door.

Key Features:

- Balance of 10-year NHBC warranty
- Telephone wiring and Cat 5 cabling for high-speed data transmission
- PVCU double glazing
- Pressurised hot water system with Megaflo cylinder
- Gas-fired central heating

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EPC Rating: B
Council Tax Band: G
Tenure: Freehold









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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>

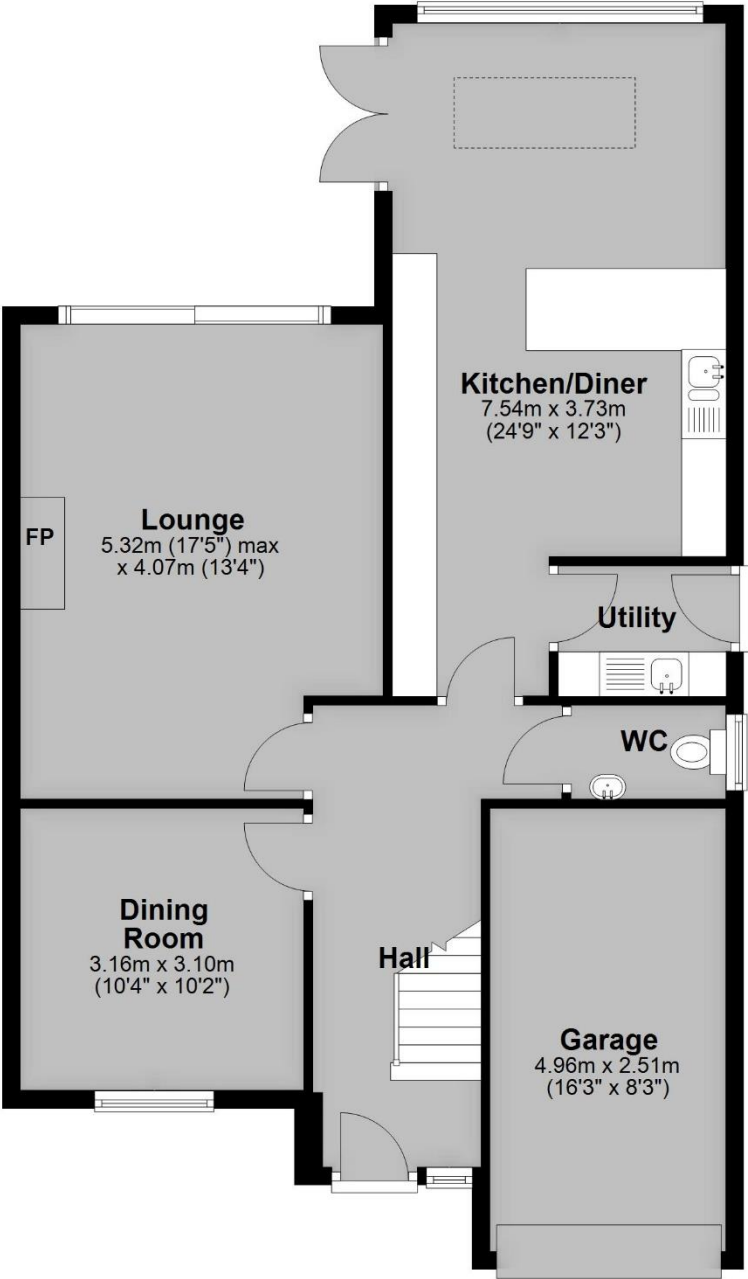
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FLOOR PLANS

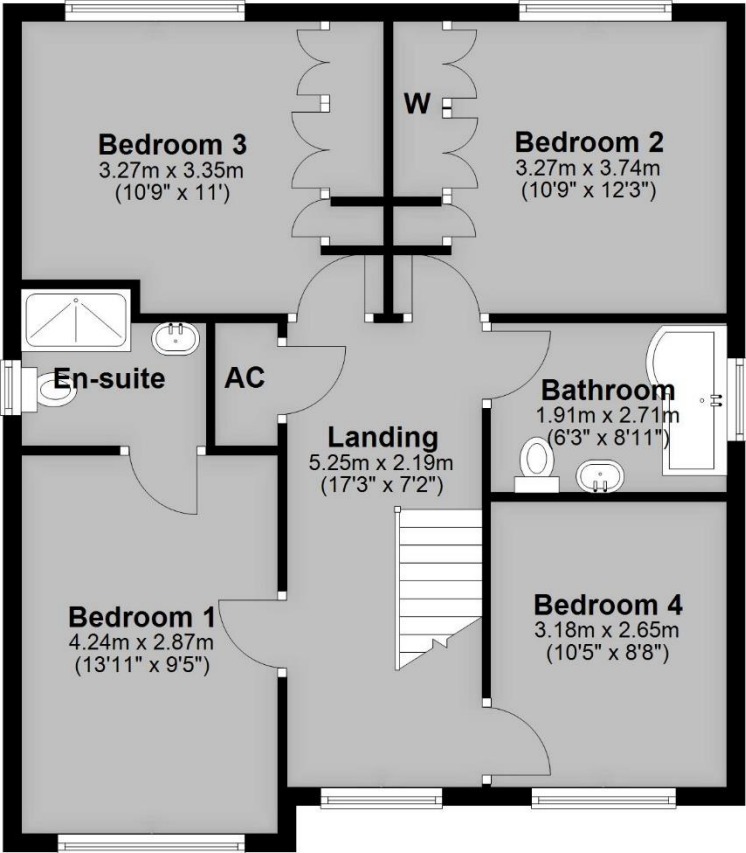
Ground Floor

Approx. 86.0 sq. metres (925.3 sq. feet)



First Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



Total area: approx. 156.5 sq. metres (1684.9 sq. feet)



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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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