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32 Sweetpool Lane
Hagley

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32 Sweetpool Lane Hagley DY8 2XE

Ideal for families this particularly large and impressive traditional 4 double bedroom semi detached home offers extensive accommodation with lounge, dining room, home office, large living/kitchen room and utility. Two bathrooms and lovely family garden. Not one to miss.

Within walking distance of Hagley schools which are highly prized and village railway station with direct services to Birmingham, Worcester and even London Marylebone as well as a wide range of shops, bars and restaurants within the village itself. There are some lovely walks off Sweetpool Lane and within the surrounding countryside and of course the nearby Clent Hills.



Believed to date from the early 1930's. With plenty of driveway parking the accommodation comprises canopy porch which leads to a large square central reception hall with space to sit, staircase to first floor and high ceilings throughout.

The lounge located at the front is a good square proportioned room with fireplace having statement fireplace with gas coals fire and bay window to the front.

A French door opens to the garden from the rear dining room which has a fabulous contemporary Vision Trimline 2 sided tunnel gas fire which connects the dining room to the living/kitchen. This makes both rooms cosy in the winter months. There is a guest cloakroom/bathroom with corner bath with shower over, wc and wash basin.

The large living/kitchen has vaulted ceiling, lovely range of units with granite work surfaces, Range style cooker, integrated dishwasher and inset sink. French doors lead to the rear garden where there is a pergola with Perspex roof, ideal for outside dining



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we sell **homes.**



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There is also a home office with log burner and original servant call bells, lobby with external door linking to a good size utility room with large sink and fitted units.

At first floor level there are four double bedrooms some with wardrobes and wash basins together with house bathroom with slipper style bath with multi jet shower, wc and vanity wash basin, fitted units and granite top.

The rear garden is particularly suited for families with level lawn areas, decking, pergola and summer house/shed. External access is provided to a separate wc and wash basin.

Tenure – Freehold

EPC Rating – D

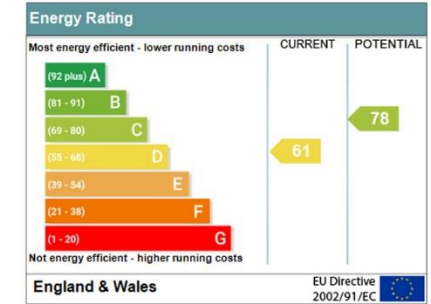
Council Tax - F

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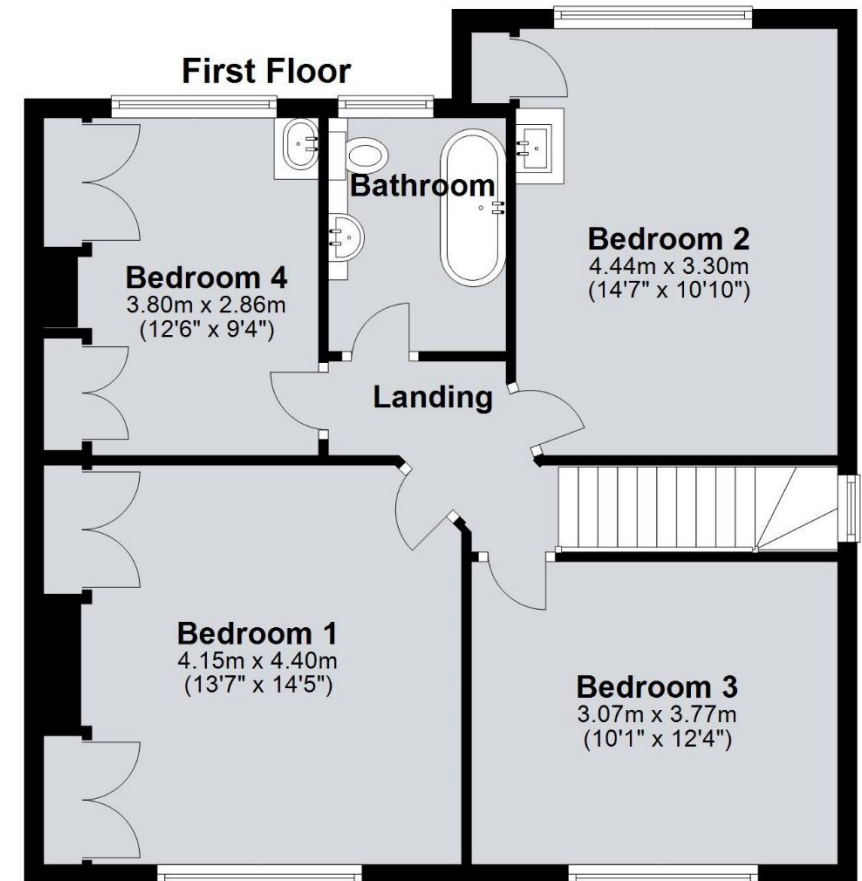
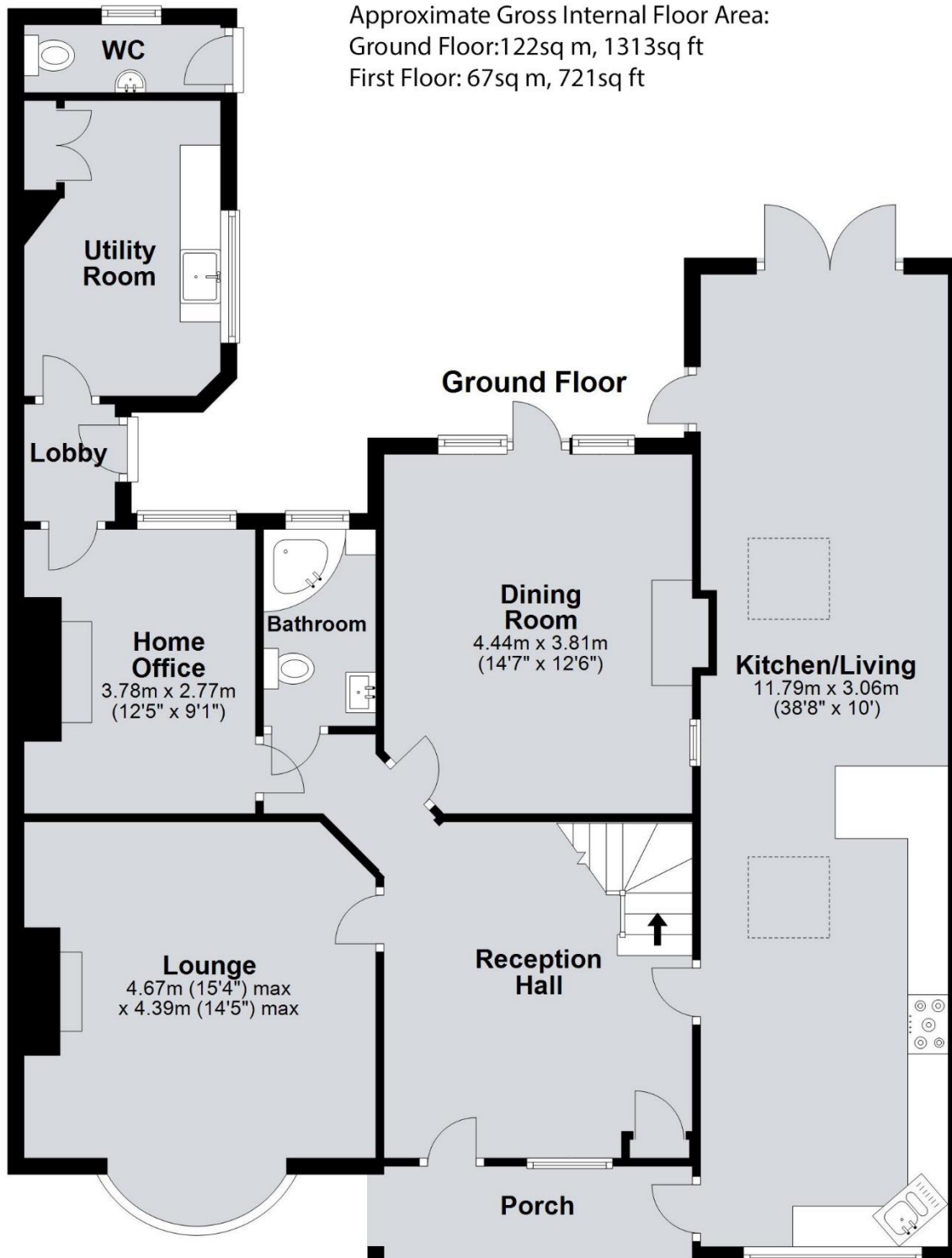
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Approximate Gross Internal Floor Area:
Ground Floor: 122sq m, 1313sq ft
First Floor: 67sq m, 721sq ft





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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.

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