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11 The Hawthorns
Hagley

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11 The Hawthorns, Hagley, Worcestershire, DY9 0GD

An attractive and well-presented two-bedroom mid-townhouse situated in a small development just off Cavendish Drive. This delightful home features a refitted Shaker-style kitchen, a spacious lounge/diner, a stylish shower room, enclosed rear garden, driveway parking, and two additional allocated parking spaces.

Located within easy walking distance of Hagley village, residents will enjoy access to a range of shops, bars, restaurants, and highly regarded Hagley Primary and Secondary Schools. The village train station provides excellent commuter links, and nearby countryside walks offer a perfect balance of convenience and lifestyle.

The property benefits from gas central heating and PVCU double glazing, making it ideal for first-time buyers, professionals, or investors.

The front door leads to a welcoming reception hall with staircase to the first floor. The refitted shaker style kitchen incorporates integrated oven, hob and hood, inset sink and concealed boiler. Giving an open plan feel there is a large serving hatch which connects the kitchen to the lounge diner and gives lots of natural light.

The spacious lounge diner is a lovely space for relaxing and eating with useful under stairs storage cupboard and patio windows opening to the rear garden to bring the outside in.

At first floor is the central landing, master bedroom to the front with over stairs cupboard, bedroom 2 to the rear with distant views towards Hagley obelisk. The house bathroom has been upgraded to a shower room with walk in shower, stylish vanity wash basin with fitted units and WC.

The enclosed rear garden has patio with lawn, decking area and shed. There is rear pedestrian access to Cavendish Drive.

The level of parking provision is a useful bonus for owners and visitors.

Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

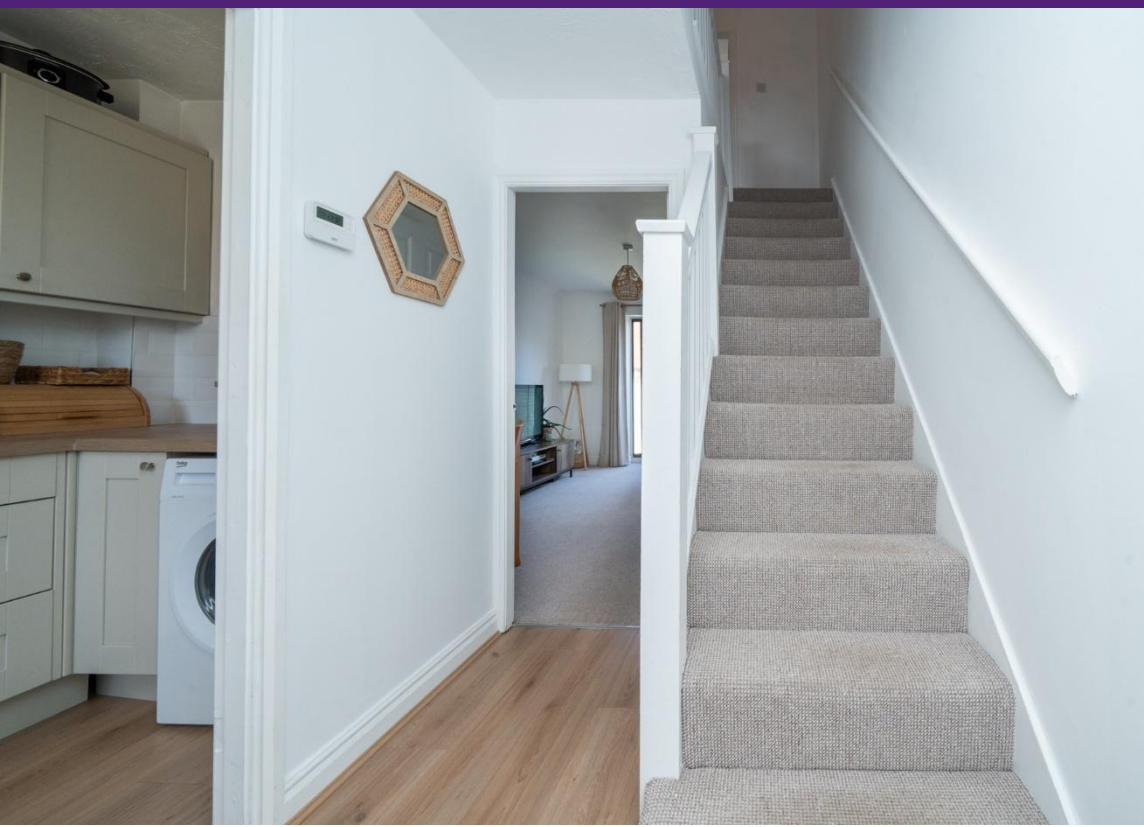
Construction: Brick and block with pitched tiled roof

Mains gas, water, electricity, and drainage

Broadband/mobile availability: <https://checker.ofcom.org.uk>

Flood Risk: Very low

This charming home offers modern comforts, practical living space, and a sought-after village location — early viewing is highly recommended.





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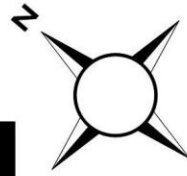
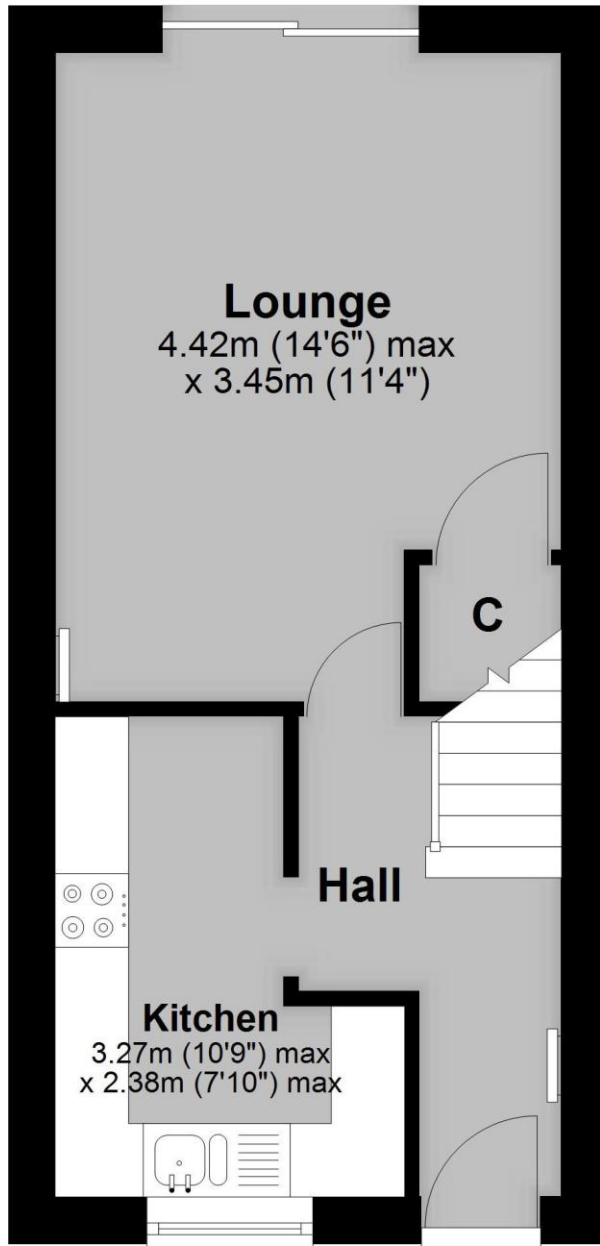
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We don't sell houses
we sell **homes**.

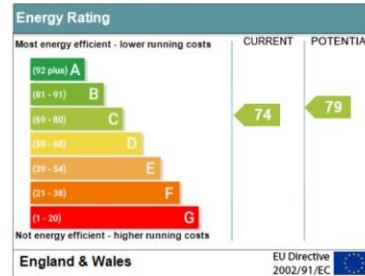


Ground Floor

Approx. 25.6 sq. metres (275.4 sq. feet)

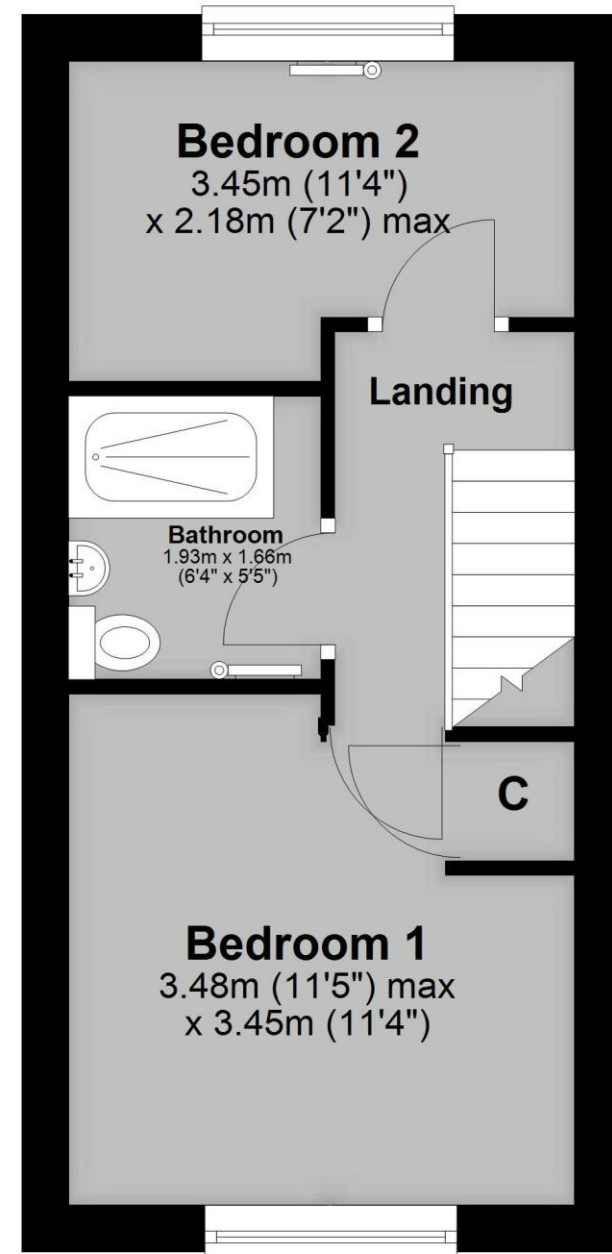


Address: 11 The Hawthorns, Hagley, STOURBRIDGE, DY9 0GD
RRN: 0000 4954 0622 8129 3653



First Floor

Approx. 26.9 sq. metres (289.6 sq. feet)



Total area: approx. 52.5 sq. metres (565.0 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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