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Flat 17 Stuarts Court
Worcester Road, Hagley

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Flat 17 Stuarts Court, Worcester Road, Hagley, DY9 0NG

A rare opportunity to purchase a 2 bedroom ground floor apartment with its own garden located in the centre of Hagley.

It can be likened to an affordable bungalow and for the right purchaser will be perfect. It has its own parking space and well laid out accommodation. The lounge has a double opening to the dining room and there is a kitchen plus a shower room and en-suite shower room to the master bedroom.

Hagley offers an excellent range of local amenities in terms of shops, bars, restaurants, hairdressers and has its own Village Railway station ideal for commuting whether to Worcester, Kidderminster, Birmingham or even London Marylebone.



Hagley village is located conveniently for Birmingham and the West Midlands conurbation with excellent road communications and easy access to the M5, M6 and M42 motorways.

Approached via a communal entrance hall, the front door leads to an L shaped reception hall with cloaks cupboard. The lounge features an Adam style fireplace and an oriel window to the front elevation and double opening to dining room which gives it an open-plan feel. It would be possible to refit doors if this needed to be a separate room.

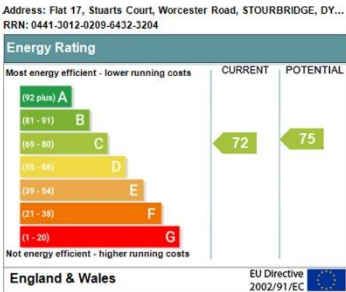
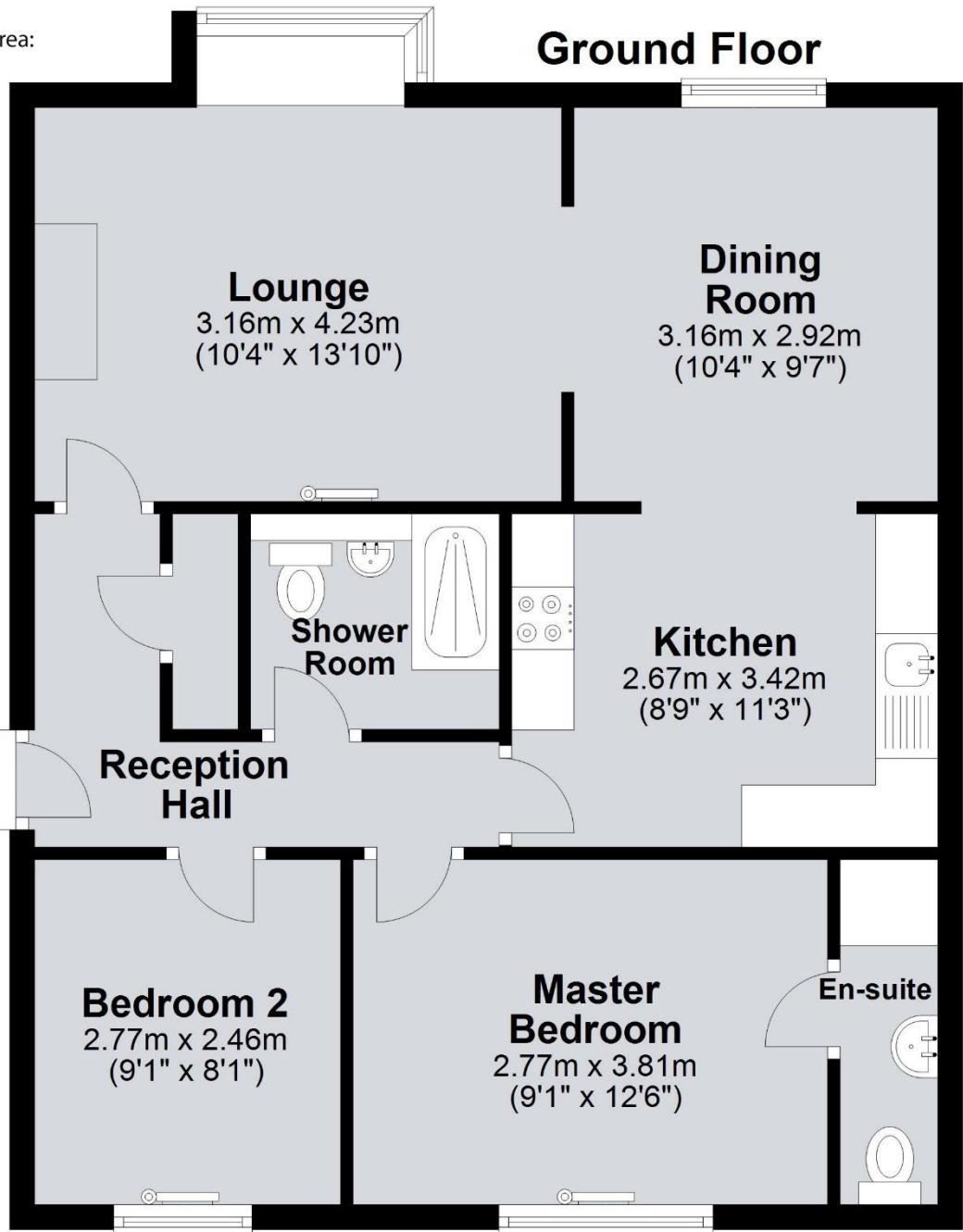
Leading from the dining room is the kitchen with a range of modern units. It is a nicely proportioned room with integrated oven, hob and hood. There is a pantry cupboard with pull out shelving and a corner carousel unit.

The master bedroom has an en-suite shower room with newly fitted shower, WC and wash basin.



FLOOR PLANS

Approximate Gross Internal Floor Area:
Ground Floor: 65sq m, 699sq ft



Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ecl@energy-survey.com



The second bedroom has a principal bathroom that has been converted to a shower room with low level WC, vanity wash basin and shower with towel rail radiator heated via the central heating, or electrically operated for airing towels in the milder months.

Unusually the property has the benefit of its own private rear garden with patio area, lawn, shrubs and hedging which is a delight with westerly aspect so benefits from afternoon sun ideal for summer days and evenings.

In front of the apartment is a parking space and there is also visitors parking available.

The tenure of the property is leasehold for a term of 99 years from 28th September 1989 and there is a service charge currently payable of £475 per half year which we understand includes the ground rent. Full details can be provided by solicitors.

Council Tax: D
EPC: C
Tenure: Leasehold
Conventional Brick Construction with pitched roof

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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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