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The Manyas, 4 Todd Gardens Hagley

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The Manyas, 4 Todd Gardens, Hagley, Worcestershire, DY9 0WP

Located just off Western Road, Hagley this beautifully presented 5 bedroom detached Malmesbury design family home located at Wychbury Lawns and built by Cala homes. Highlights include through lounge, fabulous kitchen breakfast room/garden room with bifold doors to garden, separate utility, guest cloakroom, dining room/play room plus study.

At first floor level there are 5 bedrooms master with walk in dressing room and en-suite bath/shower room, bedroom 2 also has its own en-suite shower room plus house bathroom which doubles as a Jack and Jill en-suite to bedroom 3. In addition there is a double garage and beautifully landscaped garden, designed for ease of maintenance and entertaining.

Hagley village is conveniently located and within walking distance, along with open fields and countryside walks with the nearby Clent Hills and Hagley Hall with its beautiful grounds.



It is ideally positioned for the commuter with village railway station and motorway access via the M5 junction 4 just a few miles away. There is an excellent range of shops, bars and restaurants within the village together with highly regarded schools which are particularly popular with families.

Occupying a quiet location towards the head of this cul-de-sac with driveway approach.

In more detail, the accommodation includes a canopy porch and a central reception hall with staircase leading to first floor with stylish tiled floor and useful storage cupboard, plus is a guest cloakroom/WC.

The main living room is approached by double doors from the hall providing an impressive entrance and features bay window to the front, bifold doors to the garden and inset gas log effect fire.







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we sell **homes.**







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There is a play room which can double up as a more formal dining room if required together with a separate study ideal for working from home. The hub of the house no doubt will be the L shaped kitchen/breakfast room which opens into the garden room. This is a fabulous family space fitted with a range of shaker style cabinets with base and contrasting wall units, sink, quartz work surfaces integrated appliances including oven, combination microwave, warming drawer, gas hob and fridge/freezer plus dishwasher. The garden room as its name suggests can be open to the garden with bifold doors making it ideal for children to play or for entertaining.

There is also a separate utility room with sink and space for washing machine and tumble dryer.

At first floor level the landing gives access to 5 well proportioned bedrooms. The master bedroom features a bay window projection lovely walk in dressing room with its own window. There is an en-suite bath/shower room stylishly fitted. Bedroom 2 has a built in double wardrobe and its own en-suite perhaps ideal as a guest bedroom and features a double shower, wc and wash basin.

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FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



I'd like to be under the sea in a octopus garden in the Shetland



Bedroom 3 benefits from access by way of a Jack and Jill arrangement to the house bathroom with bath having separate shower all stylishly fitted.

Bedroom 4 is a double room and bedroom 5 is an interesting room with heritage style roof windows.

The generous double garage features twin up and over doors. There is gated access to the rear garden which has seen some investment by the present owners in terms of granite style paving, together with artificial grass and water feature, there is also a concealed space for a hot tub included in the sale together with electric connection and lighting. It is a lovely safe garden ideal for children and entertaining during long summer days.

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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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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

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