



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

7 Eton Walk
Hagley

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

7 Eton Walk, Hagley, Worcestershire, DY9 0PG

Not to be missed! An affordable family home in Hagley.

Occupying a very convenient location within Hagley, this affordable 3-bedroom semi-detached house features a transverse lounge to the rear and shaker style kitchen. The bathroom has been refitted as a shower room and there is a part integral garage. Benefitting from not only double glazing but gas fired central heating.

It is within just a short walk of Hagley schools which are highly regarded by families with children of school age. An excellent range of amenities include a variety of shops, bars and restaurants in the village together with train station ideal for the commuter. There are some excellent road links and it is surrounded by open countryside ideal for walks in the fresh air.

There is generous driveway parking, and gated side path which leads to the entrance hall with staircase to the first floor.

The kitchen which has been refitted at some point with shaker style units is located at the front and benefits from the a useful under stairs storage cupboard.



The transverse lounge at the rear has an electric fire and double-glazed patio doors open to the southerly aspect rear garden that brings the outside in.

At first floor level the landing features an over stairs airing cupboard. The Master bedroom is a transverse room across the rear. A good-sized room benefitting from built-in double wardrobe. Bedroom 2 is also a double room and bedroom 3 is well-proportioned.

The house bathroom has been re-fitted as a shower room with level access shower, vanity wash basin and low level WC together with chrome rail radiator. From the rear of the house there is an attractive outlook over established gardens.

The part integral garage is accessed via an up and over garage door.

The rear garden features a small patio area and a lawn and is well screened to the rear providing privacy.

Tenure – Freehold

EPC – C

Council Tax Band – C

Construction – Conventional brick and the main roof is tiled

Broadband and Mobile coverage – <https://checker.ofcom.org.uk>





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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>

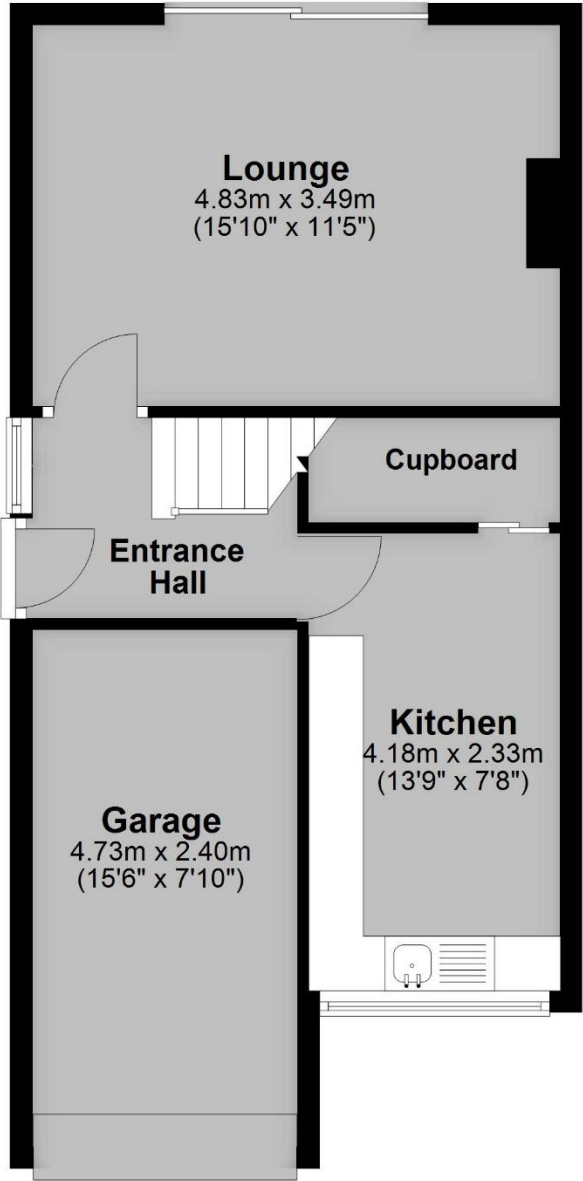
www.leeshaw.com



Floorplan:

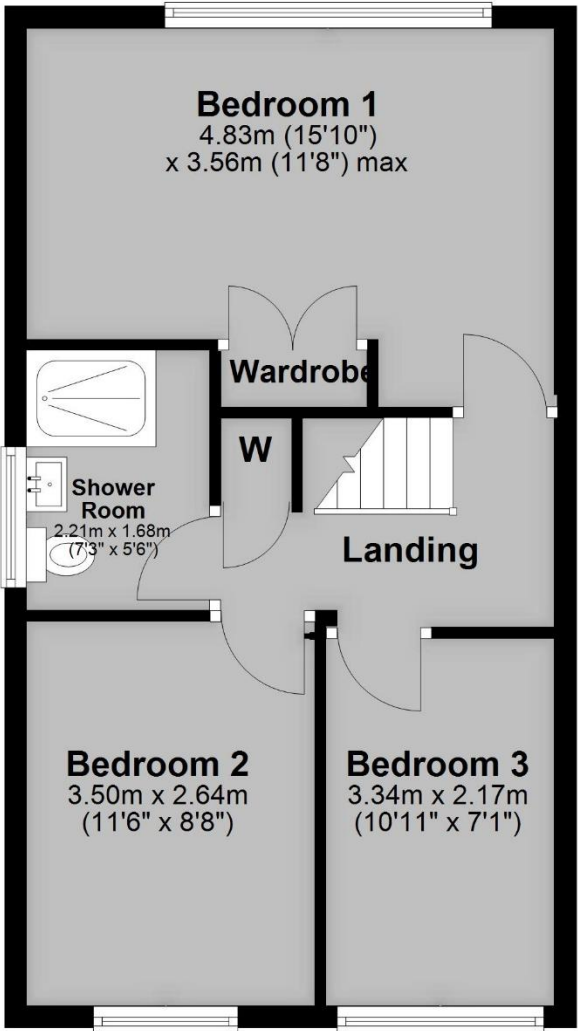
Ground Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Total area: approx. 90.3 sq. metres (971.5 sq. feet)



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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

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