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12A The Briars
Hagley

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12A The Briars, Hagley, Worcestershire, DY9 0GB

A delightfully presented 2-bedroom home with refitted kitchen and bathroom together with spacious lounge diner, enclosed rear garden and two allocated parking spaces. Benefitting from gas fired central heating and PVCU double glazing making it an ideal first purchase or will appeal to professionals or investors.

Hagley Village is in within an easy walk where you can enjoy a good range of shops bars and restaurants. For children of school age, there is highly regarded Hagley Primary and Haybridge High School as well as Hagley Catholic School. There are excellent road links with easy motorway access and village train station with direct services to Worcester and Birmingham, with further afield the ability to get to London. Nearby are countryside walks and the location offers the perfect blend of convenience and lifestyle.

The front door leads to a central reception hall with staircase to the first floor. The refitted kitchen features a range of tasteful pale grey gloss cabinets with integrated oven and hob together with space for a washing machine and fridge freezer.



The lounge diner features an Adam Style fireplace with gas coals fire and useful under stairs store. There is also access to the garden ideal for enjoying outside space in the spring and summer months.

At first floor level the landing gives access to Master Bedroom, which is a double room with over stairs airing cupboard and a second bedroom.

Refitted recently is the house bathroom with a bath having shower over, pedestal wash basin and low level wc.

The enclosed rear garden has patio with gravel laid out for ease of maintenance. There are two allocated parking spaces which are accessed via an archway through the block.







Tenure: Freehold
 EPC rating: C
 Council Tax Band: C
 Construction: Brick and block with pitched tiled roof
 All mains services connected
 Broadband/mobile availability: <https://checker.ofcom.org.uk>

Dimensions

Kitchen - 10' 9" x 7' 9" max. (3.28m x 2.39m max.)

Lounge / Diner - 14' 1" x 11' 5" max. (4.29m x 3.48m)

Bedroom 1 - 11' 5" x 11' 5" max. (3.48m x 3.50m max.)

Bedroom 2 - 11' 6" x 6' 11" max. (3.50m x 2.11m max.)

Bathroom - 6' 3" x 5' 5" (1.91m x 1.65m)



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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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