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Lynwood, 32 Western Road
Hagley

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Lynwood, 32 Western Road, Hagley, Worcestershire
DY9 0JY

Built in 1903, this charming three-bedroom Edwardian semi-detached home offers a rare opportunity to purchase a period property brimming with character. Retaining original features such as high ceilings, panel doors, sash windows, and fireplaces, the house is now ready for sympathetic repair and updating to create a truly stunning family home. Ideally situated on a highly regarded residential road, it is within walking distance of the village centre.

Ground Floor

The property is set behind a hedged foregarden with gravel driveway parking, and a characterful porch with front door showcasing original stained and leaded glass.

An impressive central reception hall features a Minton tiled floor, deep cornice, arched detail, period staircase, and useful under-stairs cupboard.

The front lounge boasts its original fireplace and bay window, while the separate dining room also has a fireplace, picture rail, and French doors leading out to the south-facing rear garden.



A guest cloakroom includes a low-level WC and Saniton period-style wash basin. The kitchen is fitted with a range of units, integrated oven and gas hob, inset sink, and a concealed Worcester Bosch boiler serving the central heating system. A useful lobby/boot room with external access connects to a utility room with plumbing for a washing machine.

First Floor

Upstairs, the landing leads to three generously proportioned bedrooms. The master bedroom at the front benefits from twin sash windows, while bedroom two features a decorative original fireplace and built-in wardrobe. Bedroom three is also well-sized, with a similar fireplace.

The shower room/wet room is fitted with an easy-access shower (with drencher and handheld attachments), vessel vanity wash basin, chrome ladder radiator, and ceiling downlights. A separate WC with Saniton wash basin completes the first floor.



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Outside

Outbuildings include an attached outside store, former coal house, and brick shed. A gated side path leads to the rear garden, which is a real highlight of the property. Generous and mature, it features a lawn with blue brick path, seating area, and established borders providing excellent privacy. An archway with a productive vine leads to a further lawn area and timber shed.

Key Information

Services: All mains services connected

Heating: Gas-fired central heating

Mobile & Broadband: Available

Tenure: Freehold

Construction: Brick with pitched tiled roofs

Council Tax: Band E

EPC: Rating E

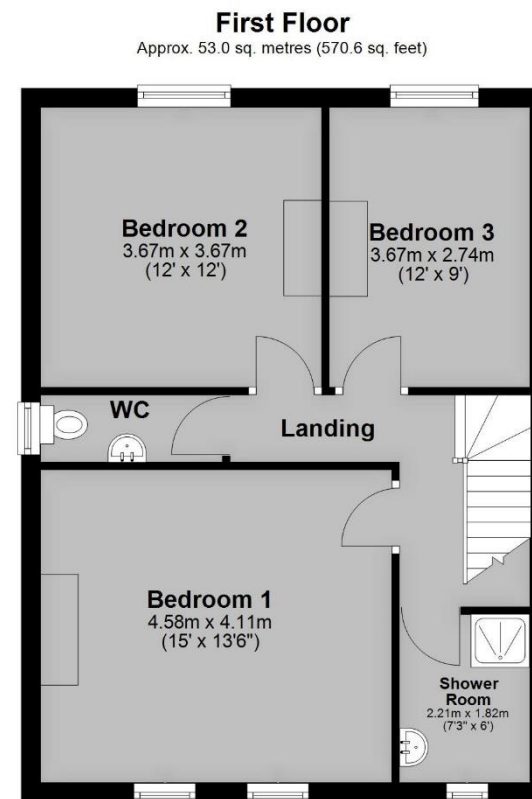
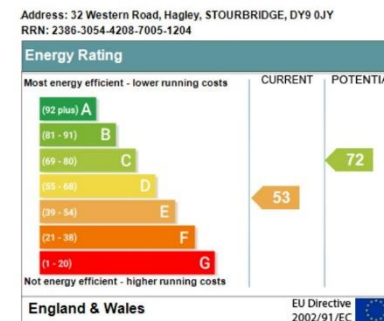
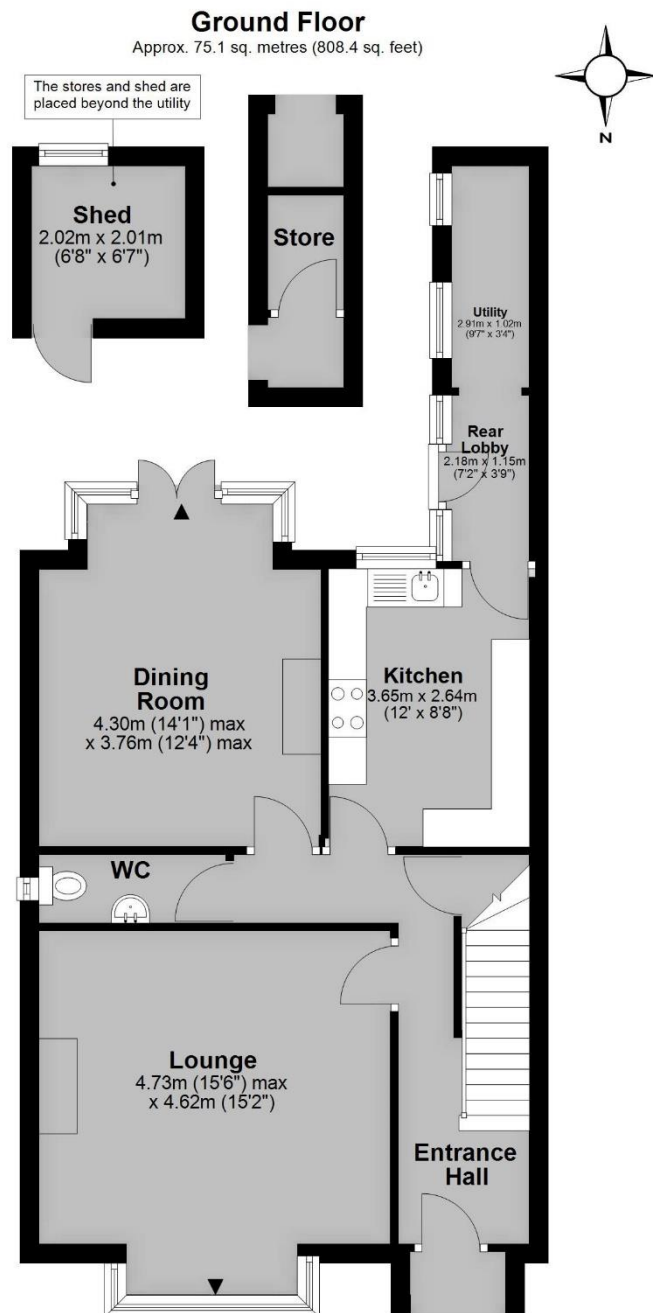
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FLOOR PLANS



Total area: approx. 128.1 sq. metres (1379.0 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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