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Conifers
3 Worcester Road, Hagley

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Conifers, 3 Worcester Road, Hagley, DY9 0LG

A stunning, contemporary home within walking distance of Hagley Village amenities. Tucked away and well off the road, this lovely 4 bedroom home with style includes a fabulous open plan kitchen, living, dining space with underfloor heating, separate dining room, study/ sitting room, utility, guest cloakroom with shower, oversized garage, 4 bedrooms, en-suite shower room to master bedroom and house bathroom. The rear garden is perfect for outside entertaining and includes a barbecue enclosure and outbuilding with bar.

Hagley offers an excellent range of local amenities including shops, bars and restaurants and for families, the high quality schooling is an important consideration in the home buying decision. As well as excellent road links and easy motorway access, there is a village railway station with direct services to Birmingham, Worcester and even London Marylebone. All this surrounded by lovely open countryside and walks, together with the clent hills and the grounds of the Palladian mansion of Hagley Hall.

With electrically gated approach, there is a sweeping block paved driveway and parking. The recessed porch leads to a central reception hall with oak finish flooring, under stairs cupboard and fabulous galleried landing with stainless steel and glass balustrading and vaulted ceiling above. The house strikes the right balance between contemporary and homely living.

There is a guest cloakroom/ shower room with stylish low level WC, wash basin and shower.

At the front of the house is a study/ sitting room with bay window to the front and oak finish flooring.

The dining room has French doors which open to the side garden area.

The hub of family living will be the open plan kitchen/ living/ dining space with its underfloor heating, high quality fitments with stunning L shaped peninsula unit, gloss units with integrated high end appliances including dishwasher, fridge, 2 double ovens including microwave and steam oven, induction hob with wok hob and pop up extractor, Silestone work surfaces, slate floor, 2 sets of bi- fold doors to the garden, roof windows and to the living space an inset log burner.





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There is also a utility with scope to personalise the fittings.

At first floor level the galleried landing with its glass balustrading is a particularly nice feature.

The master bedroom is located at the rear which is a large room with vaulted ceiling, dressing room wardrobe and en-suite. There are 3 further bedrooms at this level together with house bathroom fitted with large Jacuzzi style bath with shower, WC and vanity wash basin together with inset TV which can be viewed from the bath and slate style tiling.

Outside the lawn areas are designed for minimal maintenance with artificial lawns, plenty of outside slate finish patio areas, out building including bar and barbeque enclosure ideal when entertaining.

Planning Permission has now been granted for a ground floor extension to the side of the house to form a new dining room & a new door to serve the utility space replacing existing window. At 1st floor create a new bedroom 5 and increasing head room to bedroom 3. New stippolyte glazed window added to bedroom 4. Application No. 23/01276/FULL

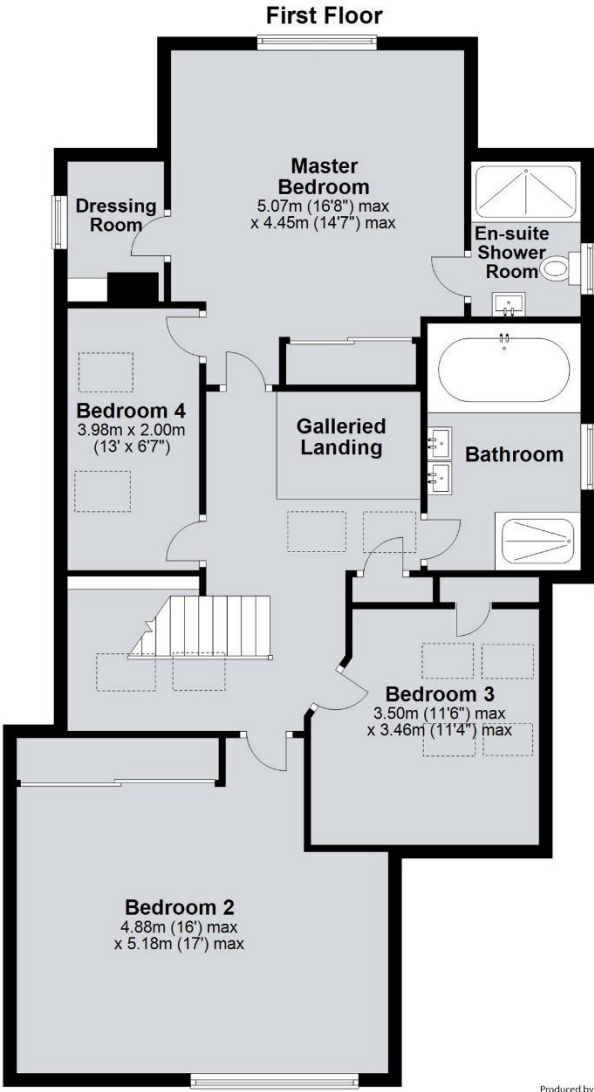
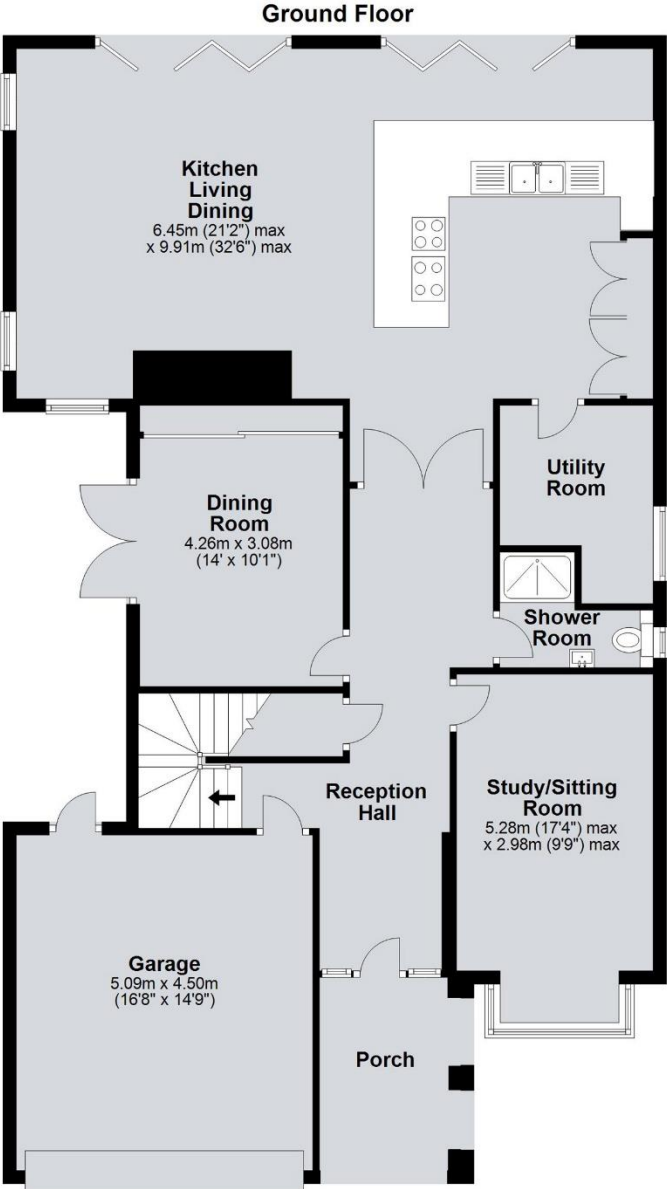
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FLOOR PLANS



Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 119sq m, 1280sq ft
 Garage: 24sq m, 258sq ft
 First Floor: 106sq m, 1141sq ft



ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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