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5 The Spruces  
Hagley

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## 5 The Spruces, Hagley, Worcestershire, DY9 0GE

An attractive two-bedroom end townhouse located within an easy walk of Hagley village centre with a good range of shops bars and restaurants, highly regarded schools for families and train station for the commuter with services to Birmingham, Worcester and access to London.

Benefitting from two parking spaces and lovely sunny aspect rear garden with its south westerly aspect. Being an end house, it has the benefit of a side window to the living room and also the bathroom has the benefit of an external window, something which the mid properties do not have.

The Spruces is a small development just off Cavendish Drive which is approached from Milestone Drive. The property has particularly attractive elevations, feature front door and immaculately clipped topiary box hedging to the fore garden.



The front door leads to a hall and in turn to a living room with gas coals fire and fireplace, projecting bay window to the front elevation together with staircase to first floor and useful under stairs storage cupboard.

The dining kitchen features fitted units with integrated oven hob and hood and one and a half bowl stainless steel inset sink, plus a concealed boiler.

A particular feature of the room is the French doors which give access to a decking area and attractive rear garden, making the most of the sunny aspect and really brings the outside in.

At first floor level there is a landing with storage cupboard, two bedrooms both with fitted wardrobes and one with over stairs cupboard.

There is also a house bathroom which features bath with shower over, wash basin and low level wc.

This property really must be viewed.

Tenure: Freehold

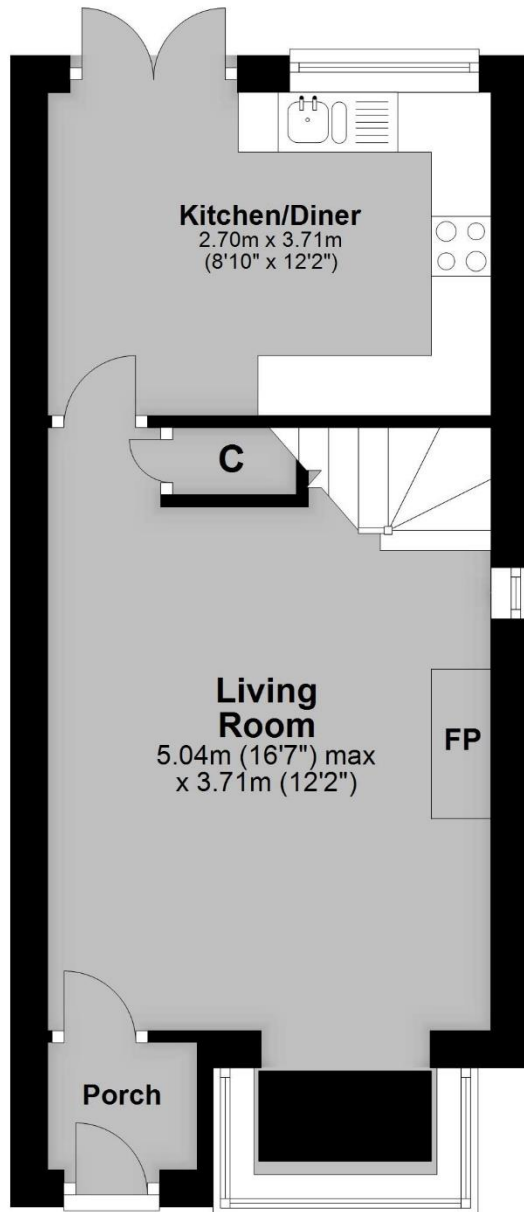
Council Tax Band: C



# FLOOR PLANS

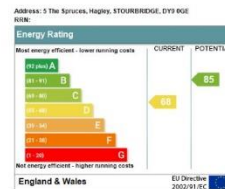
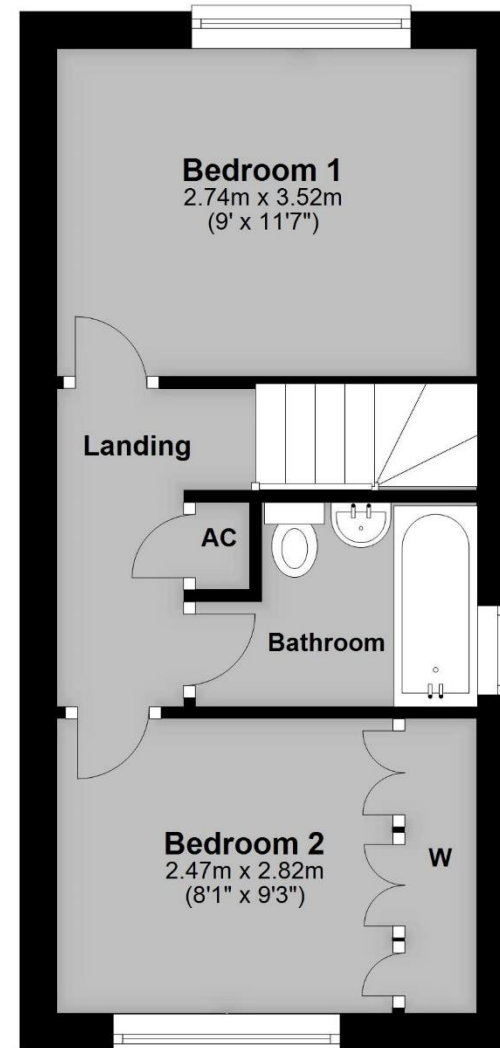
## Ground Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



## First Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Total area: approx. 59.8 sq. metres (644.0 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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**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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