



The
LEE, SHAW
Partnership

118 Kidderminster Road South

Hagley, Worcestershire, DY9 0JH

STYLISH FAMILY LIVING

This recently refurbished three-bedroom semi-detached home is ready to move into with no upward chain. Ideally situated within walking distance of Hagley Village, its amenities, reputable schools, and the railway station. Finished to an exceptional standard throughout, the property combines contemporary style with high-quality fixtures and fittings, creating a home that feels as impressive as new while offering warmth and comfort for modern family living.

The accommodation opens into a welcoming entrance porch and hallway, featuring hardwood flooring, LED lighting, and useful under stairs storage. To the front of the property is a beautifully presented sitting room with a bay window and stylish acoustic panelling, creating a cosy yet sophisticated space.

To the rear, the home opens into a superb open-plan living arrangement designed with both relaxation and entertaining in mind. The lounge area features a striking multi-functional media wall with inset lighting and storage, flowing seamlessly into the dining area with bi-fold doors and roof glazing that flood the space with natural light.





LUXURY LOCATION LIFESTYLE

The bespoke kitchen is a true highlight, fitted with a comprehensive range of wall and base units, quality worktops, integrated double oven and grill, induction hob with extractor, and space for an American-style fridge freezer.

A breakfast bar adds a sociable element, while contemporary lighting and heated radiators enhance both style and practicality. A downstairs W/C completes the ground floor accommodation. There is also a door leading to garden.

The property falls within the catchment area for Haybridge High School and is perfectly positioned for village life, transport links, and local amenities.



TURN KEY READY

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, all finished to the same high standard. The principal bedroom enjoys a rear aspect, while the second bedroom overlooks the front. The third bedroom benefits from a built-in bed with storage, making excellent use of space.

The luxurious family bathroom features a freestanding bath, separate shower enclosure with a rainfall and handset shower head finished with glass sliding doors, vanity unit with recessed basin, full-height tiling, and contemporary fittings throughout including a touch sensor illuminated mirror.

Externally, the property continues to impress. To the front, a generous pebbled driveway provides ample off-road parking and is complemented by mature planting and a welcoming porch entrance.

The landscaped rear garden offers a wonderful outdoor retreat, with a paved patio, decking area with lighting, outside tap, electrics, and beautifully maintained borders filled with mature trees, shrubs, and flowers. A further mature garden area extends to the rear, creating a private and versatile outdoor space ideal for families and entertaining. The garage provides additional storage and utility space, with an up-and-over door and wall-mounted central heating boiler.





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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 www.leeshaw.com/downloads/referral-fees.pdf



Ground Floor

Measurements:

Sitting room: 3.79m into bay x 3.58m (13' x 11'7")

Lounge/Diner: 6.59m x 3.32m (21'6" x 10'8")

Kitchen: 5.62m x 3.87m (18'4" x 12'6")

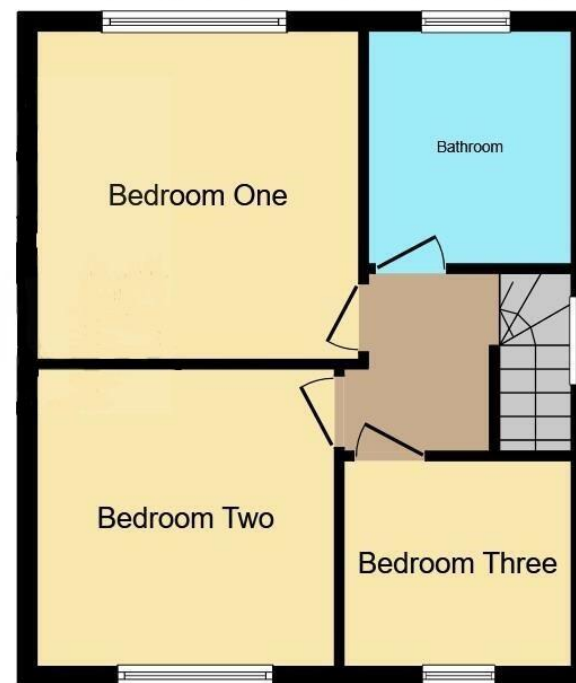
Garage: 5.51m x 2.48m (18' x 8'3")

Bedroom 1: 3.59m x 3.58m (11'7" x 11'7")

Bedroom 2: 3.31m x 3.31m (10'8" x 10'8")

Bedroom 3: 2.53m x 2.28m (8'3" x 7'4")

Bathroom: 2.21m x 2.26m (7'2" x 8'5")



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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