



The
LEE, SHAW
Partnership

34 The Crescent
Hagley, Worcestershire, DY8 2XB



DELIGHTFUL HOME

A delightful detached two-bedroom bungalow, quietly positioned within a cul-de-sac and offering well-proportioned accommodation, excellent parking and a pleasant rear garden.

The property is set back from the road behind a spacious in-and-out driveway, providing ample off-road parking. A side tandem-length carport leads through to a garage, offering useful additional parking and storage.

Situated off Sweetpool Lane, the property enjoys a convenient location close to open countryside and a selection of rural walks, while remaining within easy walking distance of Hagley village and its range of amenities, including shops, bars and restaurants. For commuters, Hagley railway station provides direct services to Birmingham and Worcester, with onward connections to London. The area also benefits from excellent road links and easy access to the motorway network.

The bungalow benefits from PVCu double glazing and gas-fired central heating. The accommodation begins with an enclosed entrance porch leading into a central reception hall, which has a useful cloaks cupboard. The spacious lounge is positioned to the front and features a bay window and fireplace.



CONVINIENT LOCATION

Bedroom One is located to the rear and is a good-sized double room, while Bedroom Two is also a double bedroom and benefits from a bow window overlooking the front. The shower room is fitted with a quadrant shower, low-level WC and small vanity wash basin, with an adjoining airing cupboard housing the hot water cylinder.

To the rear of the property is the dining room, featuring wood-effect flooring and an open aspect into the kitchen. The kitchen is fitted with attractive Shaker-style units and provides access to the separate utility room.

The conservatory overlooks the rear garden and benefits from a radiator and tiled flooring. It opens directly into the dining room, creating a particularly versatile arrangement which works well for both everyday family living and entertaining.

Outside, the property is approached via a generous in-and-out driveway providing excellent off-road parking. To the side is a tandem-length carport with an up-and-over garage door, which in turn leads towards a further concrete sectional garage positioned beyond the rear of the bungalow.

The rear garden comprises a paved patio area with four steps leading down to a lawned garden and timber shed. Beyond the rear boundary is the railway line.





ADDITIONAL INFORMATION:

The property is freehold.

All mains services are connected, with gas-fired central heating via radiators. The property is Council Tax Band E and has an EPC rating of E.

Broadband and mobile coverage:
<https://checker.ofcom.org.uk>

The property is of rendered wall construction beneath a pitched slate roof, with a small area of flat roofing to the utility room. The separate concrete sectional garage has a corrugated sheet roof.



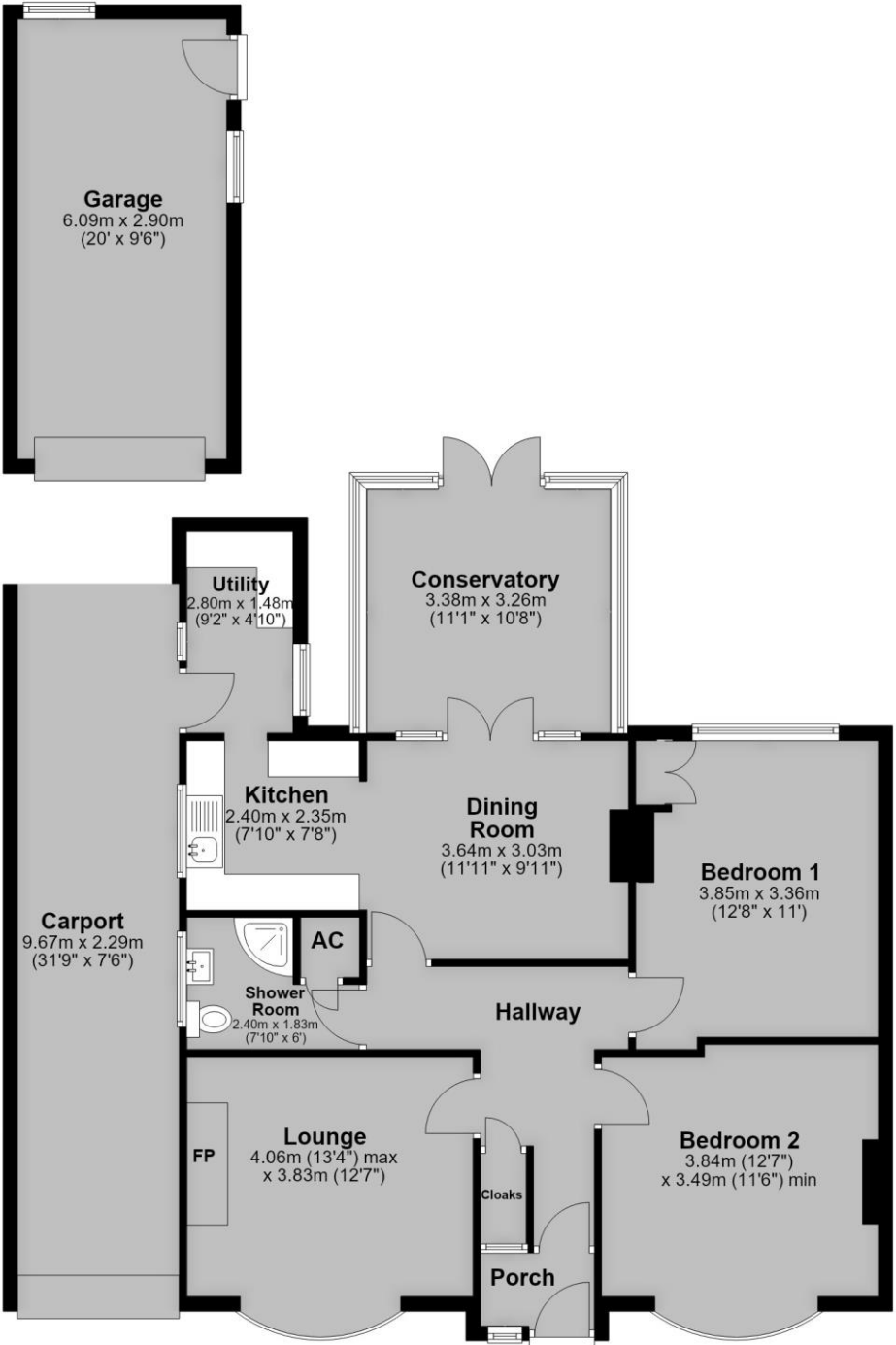


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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
Approx. 131.5 sq. metres (1415.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

FLOOR
PLANS

Total area: approx. 131.5 sq. metres (1415.0 sq. feet)

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.