



The  
**LEE, SHAW**  
Partnership

**17 STATION ROAD**  
Hagley, DY9 0NU



## EXTENSIVE ACCOMIDATION

If you are searching for a substantial Edwardian family home with extensive accommodation, ideally positioned in the heart of Hagley, this exceptional property could be the perfect fit.

Extending to almost 3,000 sq. ft., this deceptively spacious home offers versatile and well-balanced accommodation, including four bedrooms, a superb principal suite with dressing area and en suite, a family bathroom, four reception rooms, an impressive kitchen diner, a mezzanine study and family area, as well as a utility/boot room. Thoughtfully arranged, the layout is ideal for modern family living, working from home, and entertaining.

The property is conveniently located just a short walk from Hagley train station, village shops, bars, and restaurants, along with highly regarded local schools including Hagley Primary School, Haybridge High School, and Hagley Catholic High School. Open countryside is also close by, offering beautiful rural walks right on your doorstep.

Situated on the south-western edge of the West Midlands conurbation, the property benefits from excellent commuter links by both road and rail. The home further benefits from driveway parking and gated side access.



## FRONT FACING LOUNGE

The impressive stained-glass front door opens into a welcoming entrance hall with engineered oak flooring. There is access to a useful cellar/storage area, along with a cloakroom area featuring an external door leading to the garden. A staircase rises to the first floor.

The front-facing lounge features a bay window, decorative cornicing, and a ceiling rose, with a log burner set within a period fireplace creating a warm and inviting atmosphere.

Wood flooring continues through the hallway into the sitting room, which enjoys dual-aspect windows and a decorative fireplace. This bright and versatile space can also be used as a home office if required.

A guest cloakroom is fitted with a WC and wash basin, while the snug enjoys morning sunlight and features a log burner, making it a cosy retreat during the winter months.



## FEATURES ATTRACTIVE PANELLING

The dining room is a standout space, featuring a bay window, French doors to the garden, slate-style flooring, and attractive panelling.

The property has been thoughtfully extended into the former coach house to create a stunning, partially glazed kitchen diner with French doors opening onto the garden. The kitchen is fitted with high-quality Langford solid wood cabinetry, quartz work surfaces, Belfast sink and a large central island in a contrasting finish which creates a breakfast bar. Plenty of space is provided for a dining table. There is an integrated dishwasher, and an air conditioning unit.

Leading from the kitchen is a spacious utility/boot room, fitted with matching units, a Belfast sink, and double doors opening to the garden.





**WE DON'T SELL HOUSES,  
WE SELL HOMES.**



## FOUR DOUBLE BEDROOMS

From the kitchen, a staircase leads to a mezzanine level providing a versatile study and family space overlooking the breakfast area. This flexible area is ideal for use as a home office, lounge, or gym, and includes a stable door leading to a spiral staircase providing direct access to the rear garden.

The first-floor landing gives access to three double bedrooms and a well-appointed shower room, complete with a double shower, vanity unit, WC, and fitted storage.

A further staircase rises to the impressive principal suite on the second floor, featuring a dressing area, built-in wardrobes, and an en suite bathroom with a double-ended bath, WC, and vanity wash basin. Two Velux windows offer delightful views towards Clent. There is in parts restricted headroom due to the roof pitch.

Externally, the property enjoys a south-facing garden designed to make the most of sunny days, with a patio area, pergola, and a pleasant outlook backing onto the park. There is also a useful storage shed.







## SOUTH FACING GARDEN

### **Additional Information:**

Tenure: Freehold

Construction: Brick with pitched tiled roof

Services: All mains services connected

Central Heating: Gas-fired system serving panel radiators (two boilers)

Broadband and Mobile Coverage:

<https://checker.ofcom.org.uk>

EPC Rating: D

Council Tax Band: G

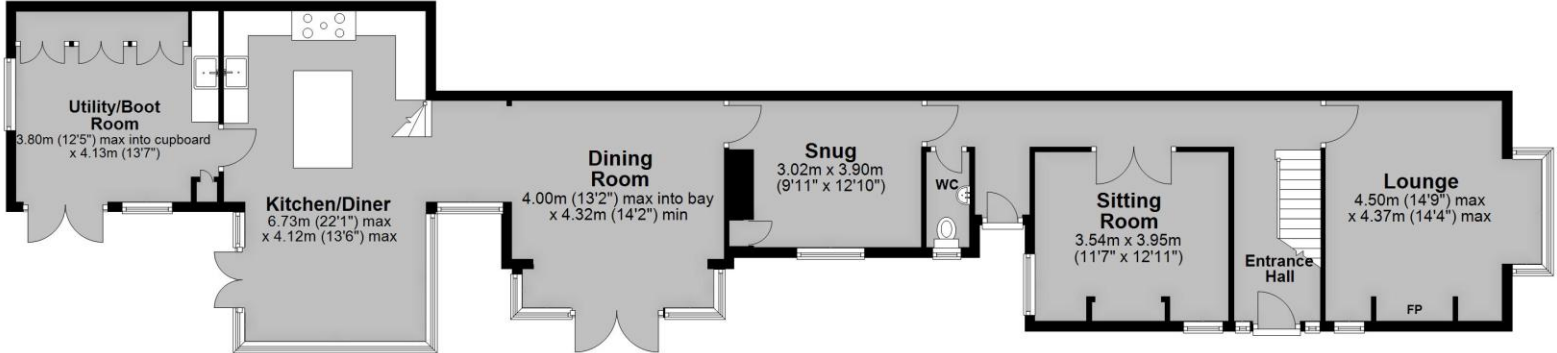




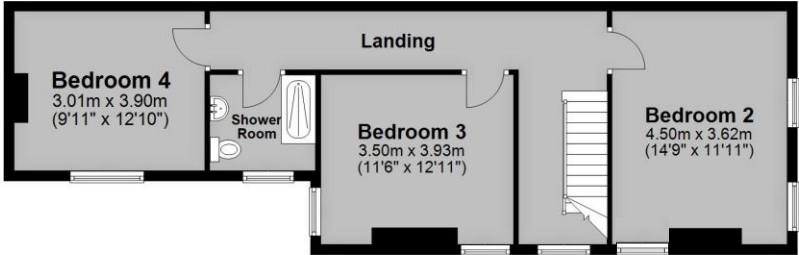
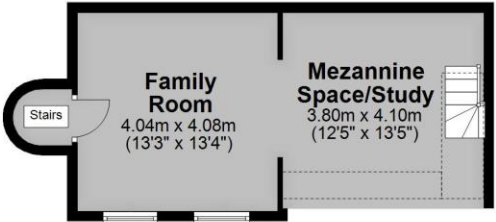
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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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 [www.leeshaw.com/downloads/referral-fees.pdf](http://www.leeshaw.com/downloads/referral-fees.pdf)

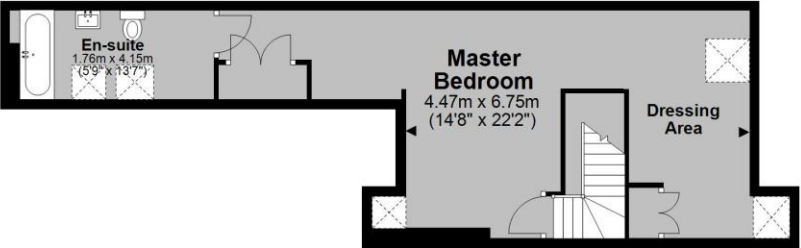
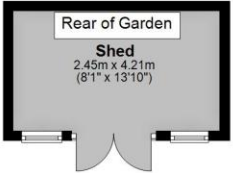
Ground Floor



First Floor



Second Floor



Total area: approx. 276.9 sq. metres (2980.8 sq. feet)

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VALUE. SELL. LET.

**Selling Agents: The Lee, Shaw PARTNERSHIP**

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