





## UNIQUE PERIOD HOME

A truly unique period home that seamlessly combines character features with exceptional contemporary family living. Beautifully refurbished and remodelled to an outstanding standard, The Coach House offers generous, versatile accommodation in the heart of the sought-after village of Hagley.

Offering five bedrooms and four bath/shower rooms, the property is perfectly suited to growing families or those seeking flexible living space. At the heart of the home is an impressive open-plan dining kitchen and family room, flowing effortlessly into a stunning orangery, creating the ideal space for everyday living and entertaining. A separate sitting room, utility/WC, garage, private gated driveway and secluded rear garden complete this outstanding home.

Ideally positioned within the centre of Hagley village, the property is just a short walk from Hagley railway station, making it an excellent choice for commuters. It also falls within easy walking distance of the area's highly regarded schools, including Hagley Primary School, Haybridge High School and Hagley Catholic High School. Surrounded by beautiful Worcestershire countryside and situated within the Hagley Conservation Area, residents enjoy the perfect balance of village life with an excellent selection of shops, cafés, restaurants and local amenities, as well as nearby Hagley Park.

# ACCOMMODATION

The property is approached via electrically operated gates with intercom access, opening onto a private driveway providing ample parking, an EV charging point and access to the garage.

A canopy porch leads into an impressive reception hall, featuring attractive Minton-style tiled flooring, setting the tone for the character and quality found throughout the home. A staircase rises to the first floor with useful understairs storage beneath.

The extensive refurbishment has retained many original features, including deep cornice mouldings, panelled internal doors and a wealth of character, whilst introducing modern comforts throughout. The majority of the windows are sealed unit double glazed.

The utility/cloakroom is fitted with a low-level WC, wash hand basin and bespoke cabinetry incorporating space and plumbing for both a washing machine and tumble dryer.

The elegant sitting room provides a welcoming retreat, centred around a charming fireplace with a wood-burning stove. A bay window with plantation shutters fills the room with natural light, while fitted bookcases add further character and practicality.

The superb open-plan dining kitchen and family room forms the true heart of the home. Beautiful oak flooring extends throughout, while the bespoke classical-style kitchen is fitted with granite worktops and a substantial central island incorporating a one-and-a-half bowl undermounted sink with chef's mixer tap. Appliances include a Rangemaster cooker and integrated dishwasher, with space for an American-style fridge freezer.

The family seating area enjoys a feature living flame gas stove, creating a warm and inviting atmosphere during the winter months. This wonderful living space opens into a striking orangery with glazed lantern roof and French doors leading directly onto the garden, making it ideal for entertaining and family gatherings.





# FIRST FLOOR

The staircase rises via a half landing to the first-floor landing, with a further staircase continuing to the second floor.

The principal bedroom suite is a particular highlight, offering a luxurious retreat beneath an impressive vaulted ceiling with an exposed king post truss. A gallery-style entrance leads through a dedicated dressing room and into the spacious en-suite bathroom, beautifully appointed with a freestanding roll-top bath, heritage wash basin, low-level WC and separate shower enclosure.

Bedroom Two features a charming period-style fireplace and benefits from its own en-suite bathroom, complete with an oversized bath, heritage suite, Travertine tiling and electric underfloor heating.

Bedroom Three also enjoys the advantage of a private en-suite shower room with heritage wash basin, low-level WC and shower enclosure.





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WE SELL HOMES.**



## Second Floor

The staircase divides to provide access to two further versatile rooms.

Bedroom Four features vaulted ceilings, Velux roof windows and a useful additional seating area or space suitable for a double bed.

Bedroom Five offers flexibility as either a bedroom or home office, with two Velux roof windows and fitted hanging space.

These rooms are served by a stylish shower room incorporating a low-level WC, wash hand basin and contemporary wet room-style shower.



## Outside

The garage is fitted with traditional double coach house doors together with a rear access door into the garden. Equipped with power, lighting and a radiator, it offers excellent potential for secure parking, storage or workshop space. The garage also houses the plant room, incorporating the gas-fired central heating boiler and pressurised hot water system.

The private rear garden has been thoughtfully landscaped to create a series of attractive outdoor seating areas. A paved patio leads to a further raised terrace and low-maintenance artificial lawn, with an additional paved seating area beyond. A charming brick archway provides access to a covered storage area, while mature walls and fencing ensure an excellent degree of privacy.





## ADDITIONAL INFORMATION

**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** D

**Construction:** Conventional brick construction beneath pitched tiled roofs, with a glazed orangery roof.

**Services:** All mains services are connected. Gas-fired central heating.

**Broadband & Mobile Coverage:** Available via the Ofcom Checker:  
<https://checker.ofcom.org.uk>



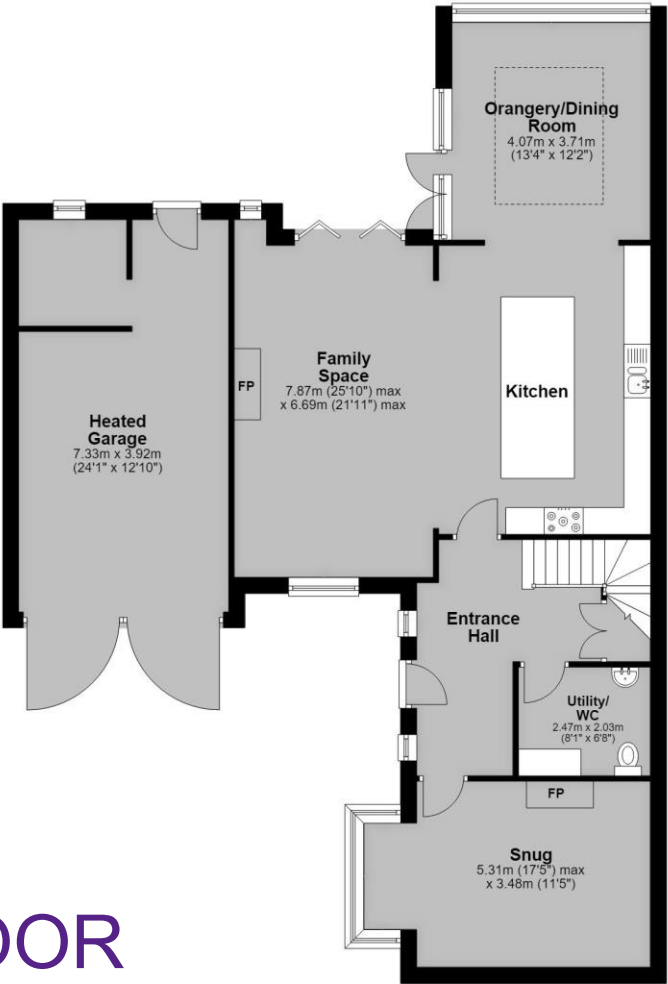


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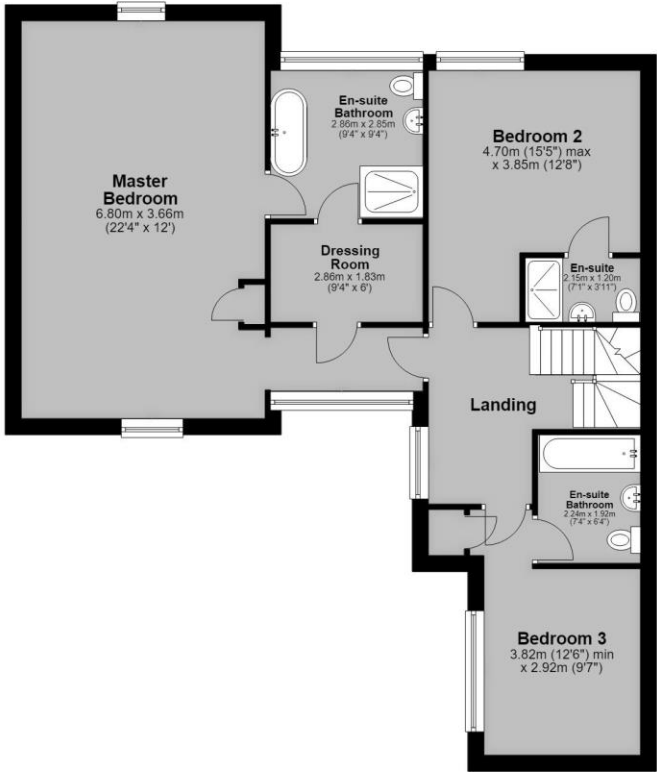
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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)



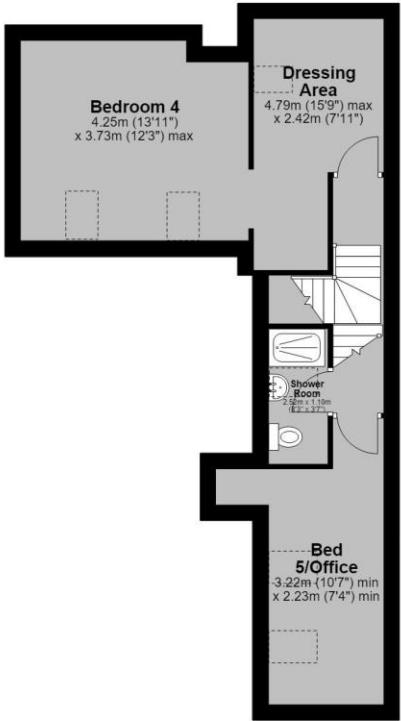
**Ground Floor**  
Approx. 127.2 sq. metres (1369.7 sq. feet)



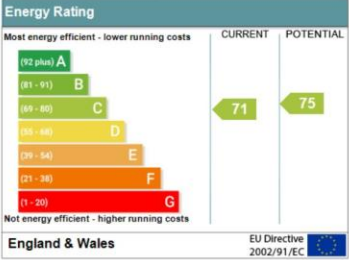
**First Floor**  
Approx. 89.4 sq. metres (962.2 sq. feet)



**Second Floor**  
Approx. 44.3 sq. metres (477.2 sq. feet)



Address: 30a Station Road, Hagley, STOURBRIDGE, DY9 0NU  
RRN: 7400-8693-0922-3627-3363



# FLOOR PLANS

Total area: approx. 261.0 sq. metres (2809.0 sq. feet)

# The **LEE, SHAW** Partnership

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