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12 The Crescent
Hagley

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12 The Crescent, Hagley, DY8 2XB

This is a fantastic opportunity to purchase a 4-bedroom detached bungalow with a wrap-around extension, offering great potential for modernization or redevelopment, subject to planning permission. Occupying a substantial plot of approximately 0.46 acres, this property is located at the end of a cul-de-sac off Sweetpool Lane.

The location is highly convenient, with Hagley village amenities such as shops, bars, restaurants, and highly regarded primary and secondary schools nearby. The train station, with direct services to Worcester, Birmingham, and beyond, is within walking distance, making it ideal for commuters. Surrounded by open countryside, the area also boasts scenic walks just off Sweetpool Lane, perfect for outdoor lovers and dog owners.

The property offers significant potential for reconfiguration and benefits from a block-paved driveway leading to a side garage. The double-fronted exterior features a canopy porch and entrance door, opening into a central reception hall with oak flooring, high ceilings, and original picture rails, reflecting the charm of its 1930s heritage. Hardwood aluminium double-glazed windows and gas central heating add to its appeal.



The extended rear lounge features a gas coal fire with a stone fireplace and dual-aspect windows, one with patio doors offering garden views. The lounge flows seamlessly to a split-level dining room, creating a spacious and versatile living area. The breakfast kitchen, also extended, includes fitted units, a slot-in cooker with a hood, and a stainless steel single drainer sink.

The master bedroom, located at the front, includes fitted wardrobes extending to ceiling height and a bay window. It also has a recently refitted en suite shower room with a shower, low-level WC, and vanity wash basin. Bedrooms 2 and 3 are generously sized doubles, while Bedroom 4 is currently used as a study. The main bathroom comprises a bath, wash basin, low-level WC, and an airing cupboard. A pull-down ladder provides access to the roof space.

The single garage features an up-and-over door and a rear pedestrian entrance. The plot is a standout feature, with a patio area and expansive lawns. The garden widens towards the rear, creating a deceptively spacious outdoor space, bordered by hedges and landscaped boundaries.

Tenure: Freehold

Council Tax Band: F

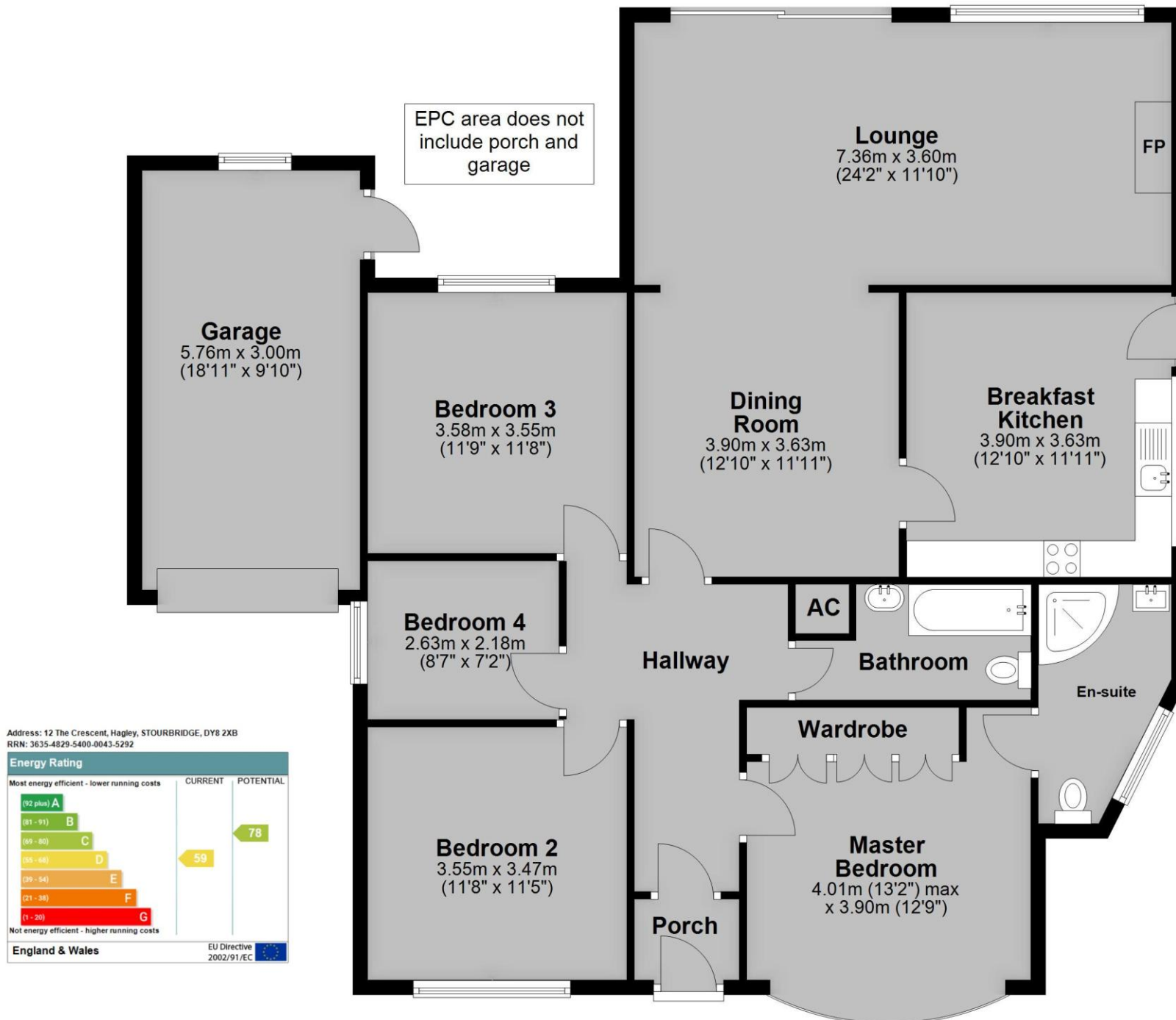
EPC Rating: D

Construction is rendered single clay block with pitched tiled and flat roofed.



Total Floor Area

Approx. 138.1 sq. metres (1486.1 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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