



The  
**LEE, SHAW**  
Partnership

**31 WESTERN ROAD**  
Hagley, Worcestershire, DY9 0JH



## TRADITIONAL FAMILY LIVING

A traditional detached family home which has been thoughtfully enlarged to provide spacious and versatile accommodation across three floors.

The ground floor offers generous living space including a welcoming lounge, dining room/sitting room, breakfast kitchen, separate utility room, guest cloakroom and a dedicated study — ideal for modern family living.

Western Road is a highly regarded residential location within the sought-after village of Hagley. The village offers an excellent range of local amenities, quality schooling and superb commuting links, including convenient road connections and a village railway station. Attractive open countryside is also close at hand, providing lovely rural walks.

The property benefits from gas-fired central heating and PVCU double-glazed windows. To the front there is driveway parking for three vehicles together with a garage (slightly shorter in length but suitable for a smaller vehicle if required). The enclosed rear garden provides ample space for relaxing and entertaining.

# SPACIOUS GROUND FLOOR

A canopy porch opens into a central reception hall featuring oak flooring, an under-stairs storage cupboard and staircase rising to the first floor.

The dining room/sitting room is positioned at the front of the property and enjoys a bay window and feature fireplace with gas coal-effect fire.

The main lounge overlooks the rear garden, with French doors allowing the space to open up beautifully during the summer months, while a log burner creates a cosy atmosphere in winter.

With many people now working from home, the study/playroom is a particularly useful addition.





# RELAXING LOUNGE

The kitchen was refitted in recent years and features a large central island with granite work surfaces, curved-front drawers and shaker-style cabinetry. There is a Rangemaster cooker, integrated appliances, Karndean flooring and French doors leading out to the garden.

A separate utility room keeps laundry facilities separate from the kitchen and is well-proportioned, with its own sink. A guest cloakroom with low-level WC and vanity wash basin completes the ground floor accommodation.

On the first floor, the spacious landing provides room for a table and chair — ideal as a reading nook or occasional study area.

The principal bedroom overlooks the rear garden and benefits from fitted wardrobes by Hammonds and a dressing table. Bedroom two also includes fitted wardrobes, dressing table and vanity wash basin. Bedroom three offers fitted wardrobes, generous internal storage and views over the rear garden.



## AT FIRST FLOOR LEVEL



The family bathroom is fitted with a double-ended bath, separate shower, low-level WC and pedestal wash basin by Heritage. There is also a second shower room with walk-in shower, vanity wash basin and WC.



From the first-floor landing, a staircase leads to the second floor, providing a further sitting area/study space with Velux roof window and bedroom four, which includes fitted wardrobes, a side window and Velux roof window.

Outside, there is a side access path and a generous patio area leading onto two lawns with a water feature. The garden is mature, well-stocked and offers excellent space for outdoor entertaining.





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WE SELL HOMES.**





## ADDITIONAL INFORMATION

Construction: Traditional brick elevations with pitched tile roofs

Tenure: Freehold

All mains services connected plus gas fired central heating with panel radiators.

Council tax band: F

EPC: D

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



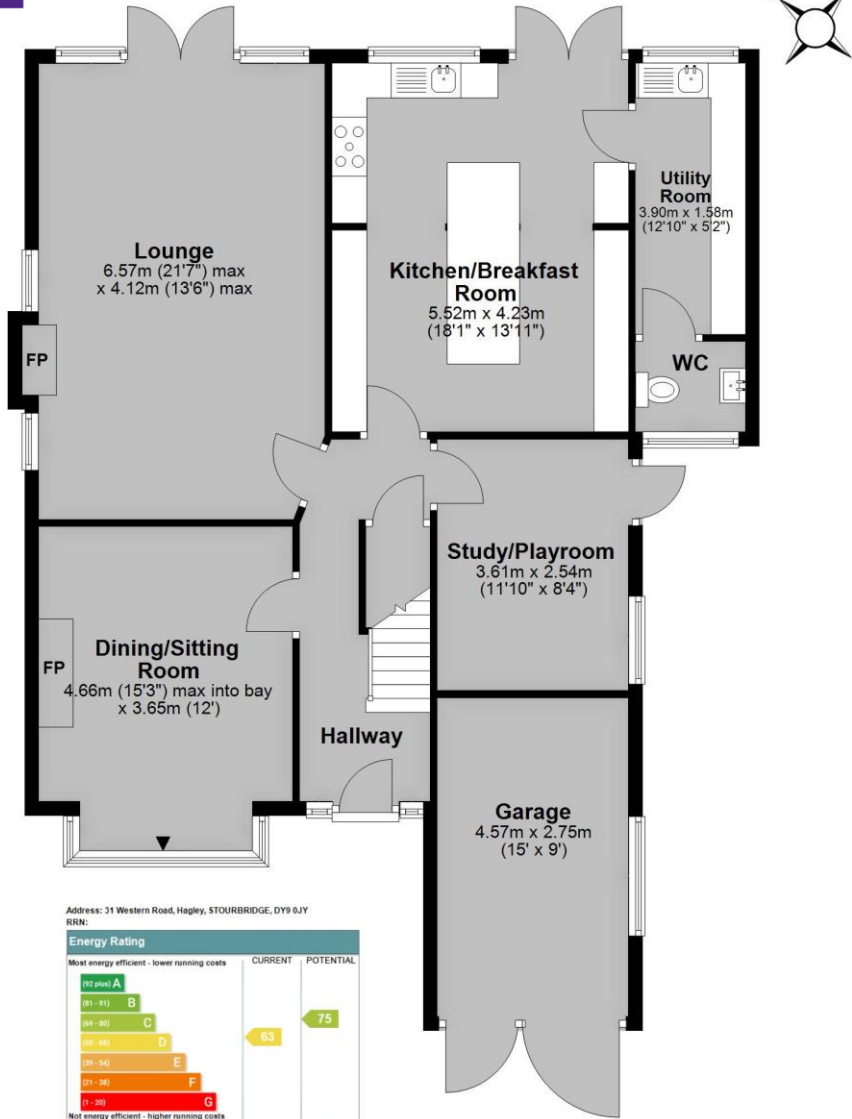


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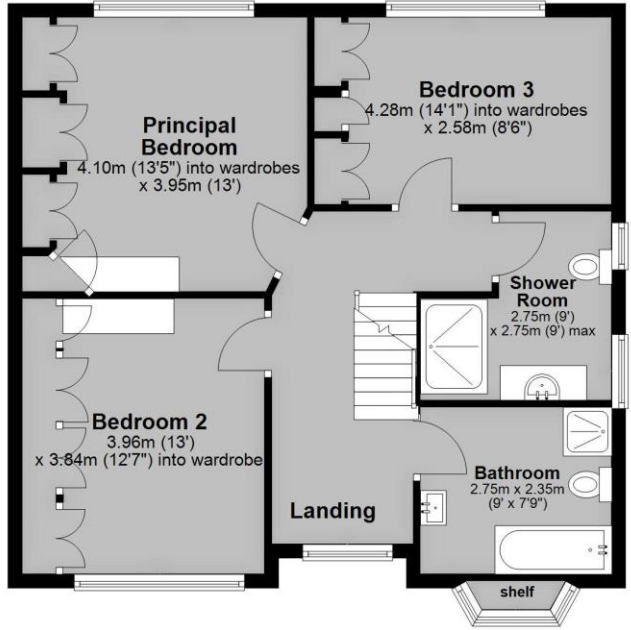
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



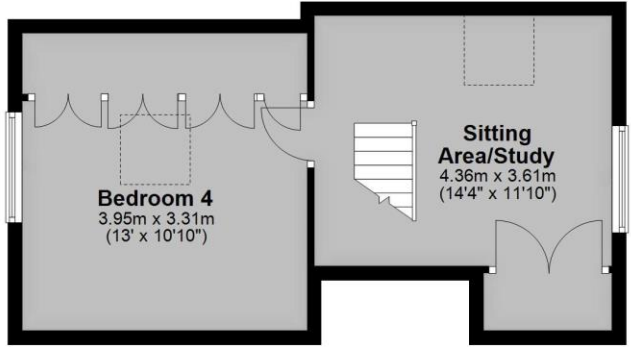
**Ground Floor**  
Approx. 108.6 sq. metres (1168.4 sq. feet)



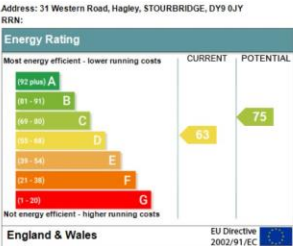
**First Floor**  
Approx. 67.2 sq. metres (723.0 sq. feet)



**Second Floor**  
Approx. 34.8 sq. metres (375.0 sq. feet)



# FLOOR PLANS



Total area: approx. 210.6 sq. metres (2266.4 sq. feet)

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

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