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**65 Winds Point**  
Hagley

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## 65 Winds Point, Hagley, Worcestershire, DY9 0PL

A particularly pleasing 3 bedroom mid-town house with enlarged accommodation benefitting from gas fired heating and PVCU double glazing. Occupying a pleasant location at the head of Winds Point with aspect towards open countryside to the front.

The approach is by way of pedestrian footpath to the front whilst to the rear there is parking and a garage located in a separate block.

Although located on the edge of Hagley it is within an easy walk of the village centre with a good range of shopping amenities, bars and restaurants together with highly prized primary and secondary schools. There are excellent road links and easy motorway access together with village train station. All this with open countryside on the doorstep.

The front door leads to an enclosed porch, entrance hallway with staircase rising to the first floor. Kitchen located at the front with a range of white gloss units with integrated oven, hob and microwave and single drainer inset sink.



The living room features a fireplace with electric stove fire, a useful under stairs storage cupboard and arch way opening to dining room with half-moon window and patio window giving access to the garden.

At first floor level there is a landing with built in linen cupboard, 3 bedrooms and house bathroom with white suite comprising bath with shower over, low level WC and wash basin.

There is an enclosed rear garden providing space to relax and entertain and a gate leads to the rear parking area and the separate garage located in a block.

Not one to be missed, viewing recommended.

Tenure: Freehold

Construction: Conventional construction brickwork with pitched tiled main roof.

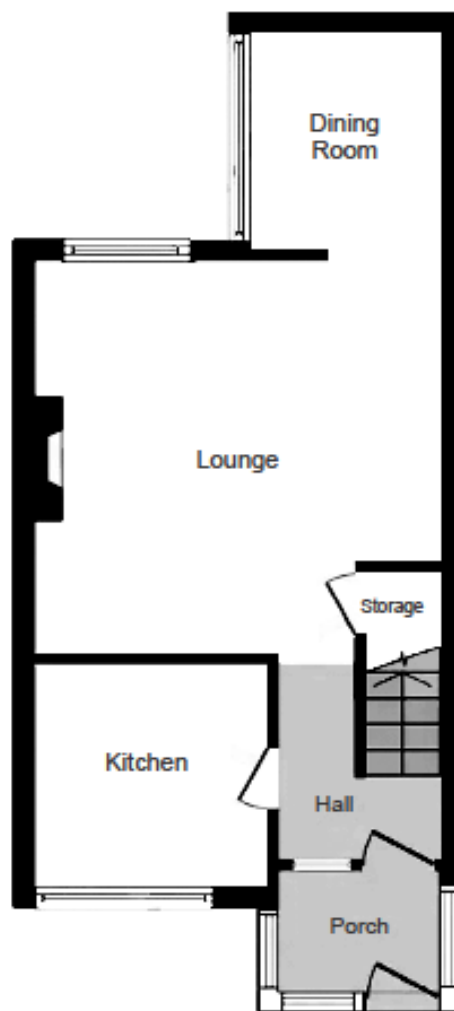
EPC: C

Council tax band: C

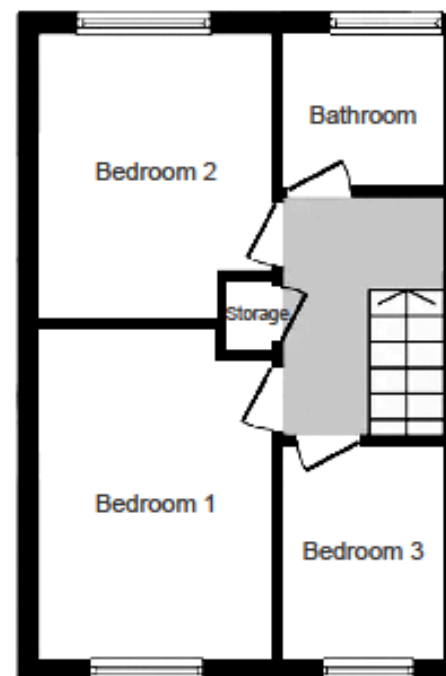
Broadband/mobile availability: <https://checker.ofcom.org.uk>



# FLOOR PLANS



**Ground Floor**



**First Floor**

**Total area: Approx. 83m<sup>2</sup>**

*This floor plan is for illustrative purposes only and is not drawn to scale. Any measurements are approximate. No liability is taken for any error, omission or misstatement and one must rely on their own inspection.*



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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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