



The
LEE, SHAW
Partnership

Foxlands, 43 Pinewoods Avenue
Hagley, Worcestershire, DY9 0JF

SPACIOUS LIFESTYLE HOME



A spacious and thoughtfully arranged detached family home offering approximately **1,926 sq ft (179 sq m)** of versatile living accommodation, set within a delightful plot of around **0.25 of an acre**.

The property provides **three generous double bedrooms** at first-floor level, complemented by a spacious landing and a well-appointed shower room. At ground-floor level, the accommodation includes a large lounge opening into a snug with views over the rear garden, a separate dining room (which could alternatively serve as a fourth bedroom), a ground-floor shower room, and a breakfast kitchen.

Additional features include a **garage, boot room, and store**, along with **two separate driveways** providing ample off-road parking. The property enjoys an attractive fore garden and a particularly private and sizeable rear garden. The current owners have carried out a programme of updating works, including extension and conversion works, significantly enhancing the first-floor accommodation during their ownership of approximately ten years.

The property is ideally located close to open countryside, yet remains convenient for **Hagley village**, which offers a good range of shops, bars, and restaurants. The area is well known for its highly regarded schools, making it especially popular with families. A village train station and excellent road links make this an ideal location for commuters.

Nearby attractions include **Hagley Hall** and the **Clent Hills**.

An enclosed porch opens into a central reception hall with staircase rising to the first floor and a front-facing window providing natural light.



GROUND FLOOR

The spacious lounge features a **Minster-style fireplace with gas coal stove**, creating a warm and cosy atmosphere, particularly during the winter months. Double doors lead through to the snug, which enjoys views over the rear garden and direct access to the patio area.

The separate dining room is a well-proportioned square room, ideal for entertaining, and could readily function as a fourth bedroom, benefitting from proximity to the ground-floor shower room/guest cloakroom. The shower room is fitted with a shower enclosure, low-level WC, vanity wash basin, shaker-style fitted units, and a useful linen cupboard with radiator.

The breakfast kitchen is fitted with a range of shaker-style units, granite work surfaces, and a Rangemaster cooker, with ample space for a dining table. A lobby area leads to the boot room with radiator—ideal for coats and footwear—along with a store and an internal door providing access to the garage, which has a remote-operated door and houses the gas central-heating boiler.

At first-floor level, a spacious and well-lit landing features two front-facing dormer windows.



ADDITIONAL INFORMATION



The **principal bedroom** enjoys views over the rear garden towards the **Clent and Wychbury Hills** and benefits from a range of fitted wardrobes, including an additional triple wardrobe.

There is a further attractive shower room fitted with a shower, low-level WC, wash basin, and linen cupboard with radiator.

Bedroom two is a double room with triple fitted wardrobes, while **bedroom three** is also a generous double bedroom with fitted sliding wardrobes. The rear garden is a particular highlight, featuring a patio area and extensive lawns with an apple tree. The garden is well screened, private, and ideal for both family use and entertaining.

Tenure: Freehold

Services: All mains services connected

Heating: Gas-fired central heating with radiators, Hive controlled

Council Tax Band: E

EPC Rating: D

Broadband and mobile coverage:

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

Construction: Conventional masonry with pitched tiled roof





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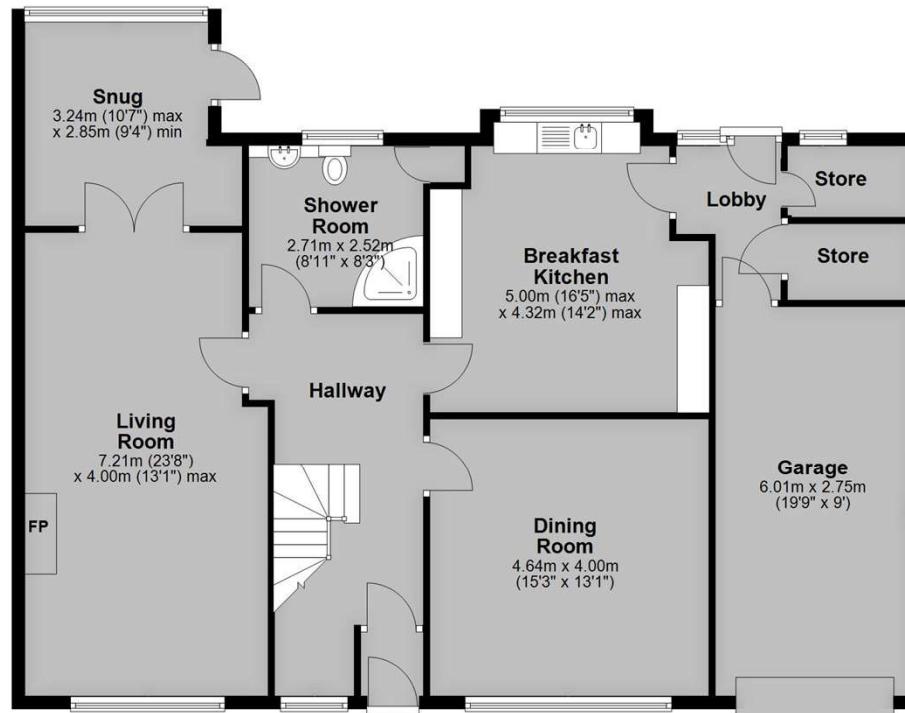
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



FLOOR PLANS

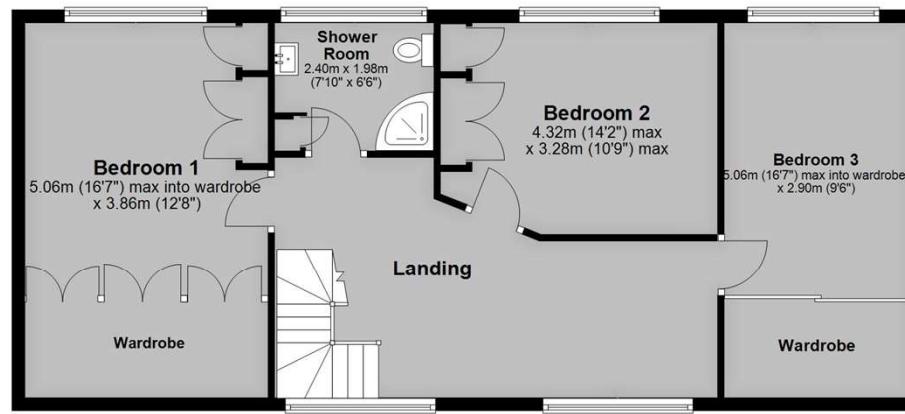
Ground Floor

Approx. 125.7 sq. metres (1352.6 sq. feet)



First Floor

Approx. 80.1 sq. metres (862.3 sq. feet)



Total area: approx. 205.8 sq. metres (2214.9 sq. feet)

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VALUE. SELL. LET.

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