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**16 Lodge Crescent**  
Hagley



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16 Lodge Crescent, Hagley, Worcestershire DY9 0NB

**An Attractive & Extended Three-Bedroom Mucklow Semi-Detached Home**

A superb opportunity to acquire this extended three-bedroom Mucklow semi-detached property, offering stylish and versatile accommodation ideally suited to modern family living. The home features a contemporary open-plan family living space, complemented by a separate lounge, utility room, and a beautifully appointed bathroom.

**Location**

Situated on the ever-popular Lodge Crescent, the property enjoys a highly desirable village setting with easy access to Hagley schools, a short walk to the train station, and a wide range of local amenities including shops, bars, and restaurants—making it an ideal choice for families.

**Ground Floor**

A recessed porch opens into a welcoming central reception hall with staircase rising to the first floor and a guest cloakroom fitted with a wall-mounted WC and wash basin.

The separate lounge provides a comfortable retreat from the main living area, while sliding double doors allow it to open directly into the impressive open-plan family living space—perfect for entertaining.

The extended breakfast kitchen and dining area features a part-vaulted ceiling with Velux roof light, French doors opening onto the rear garden, and a conservatory-style section offering additional living space with pleasant garden views. The stylish shaker-style kitchen is fitted with a ceramic inset sink, a freestanding island forming a breakfast bar, and integrated appliances including a double oven and gas hob. A log burner adds warmth and character, creating a cosy atmosphere during the winter months.

A separate utility room with Belfast sink and drying space occupies the rear section of the original garage, while the remaining front section provides an externally accessed storage area, ideal for general storage.

**First Floor**

The landing provides access to three bedrooms. The principal bedroom is positioned at the front of the property and benefits from a bay window and freestanding wardrobes. Bedroom two is a double room overlooking the rear garden, while bedroom three has been enlarged to form an L-shaped room with an attractive sloping ceiling feature.

The enlarged family bathroom has been stylishly refitted and comprises a double-ended bath, separate glazed shower, low-level WC, vanity wash basin, and a Velux roof window.

**Outside**

An enlarged driveway provides ample off-road parking. To the rear, the private garden with patio and lawn offers an excellent space for outdoor relaxation and is ideal for children to play.

**Additional Information**

Traditional brick construction with pitched tiled roof

Gas-fired central heating

UPVC double glazing

All mains services connected

Tenure: Freehold

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

An early viewing is highly recommended to fully appreciate the space, style, and location this property has to offer.



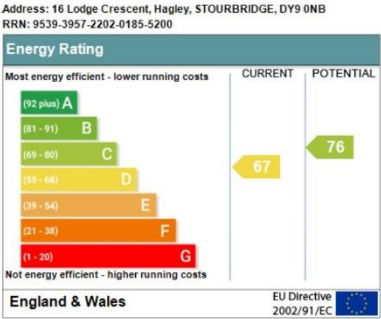
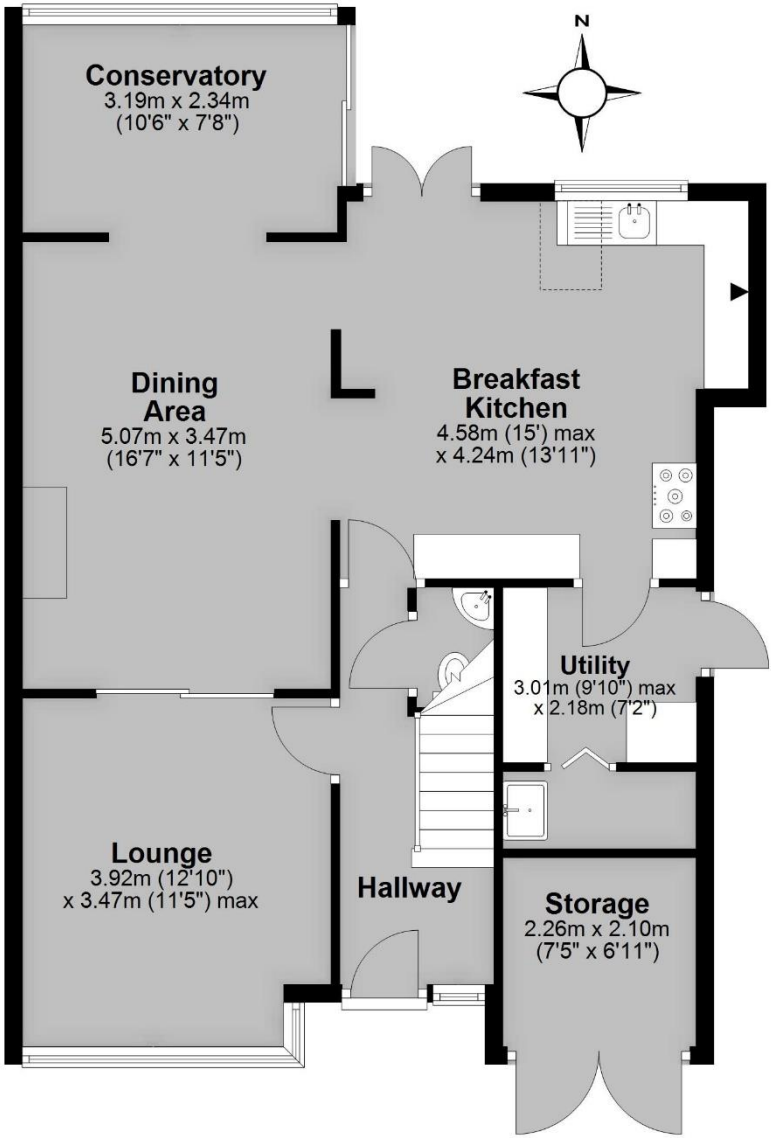




# FLOOR PLANS

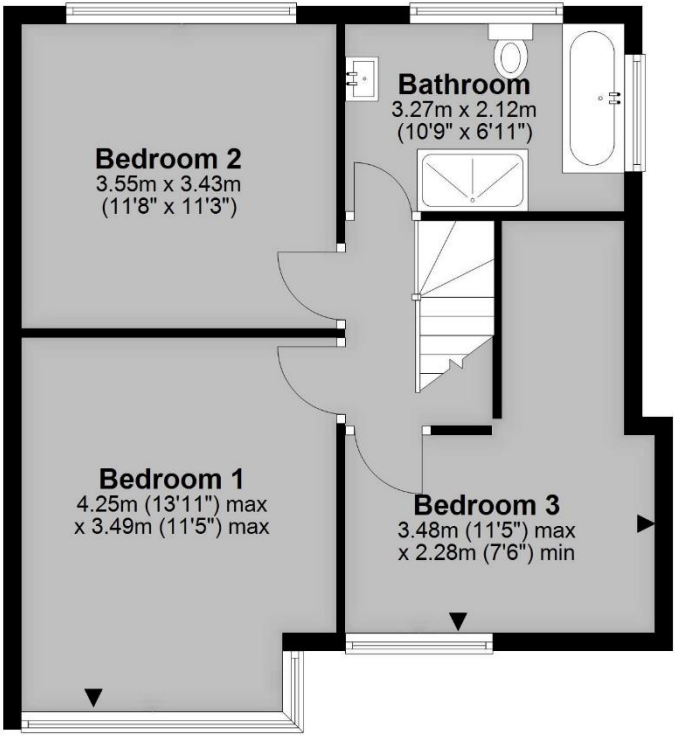
## Ground Floor

Approx. 78.0 sq. metres (839.4 sq. feet)



## First Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



Total area: approx. 129.4 sq. metres (1392.3 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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## We don't sell houses, we sell **homes**.

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.