



The
LEE, SHAW
Partnership

7 Woodchester
Hagley, Worcestershire, DY9 0NF

WELL PRESENTED

This could just be your perfect next home, providing spacious four double bedroom accommodation, ideal for families, in this well-regarded cul-de-sac situated between Newfield Road and Western Road, Hagley.

Well presented throughout, the property features a spacious through lounge, separate dining room, updated breakfast kitchen, guest cloakroom, four double bedrooms, with the impressive master bedroom having a re-fitted and particularly spacious en-suite shower room, together with a house bathroom. Outside, there is a double garage, double-width driveway and attractively landscaped gardens.

Hagley is highly regarded, particularly by families, with excellent local schools, a good range of village shops, bars and restaurants, together with its own railway station. For the commuter, there are excellent road links and easy access to the motorway network.

Close by are some lovely rural walks, together with the National Trust-owned Clent Hills, offering panoramic views across the surrounding countryside.

In more detail, a canopy porch leads to a central reception hall with useful understairs storage cupboard and guest cloakroom, having a low-level WC and vessel-style vanity wash hand basin.





SPACIOUS LAYOUT

The through lounge is particularly spacious and features an Adam-style fireplace with gas coal-effect fire, electrically operated curtains to the front and French doors opening onto the rear garden. Ideal for entertaining, double doors provide an easy connection to the dining room, creating a natural flow through the accommodation and leading into the breakfast kitchen.

The breakfast kitchen has been updated and includes a range of integrated appliances, including a double oven, hob with extractor hood, fridge, dishwasher and freezer. There is also a useful utility area with sink and space for a washing machine.





VIEWING IS HIGHLY RECOMMENDED

At first-floor level, the spacious landing provides access to four double bedrooms. The master bedroom is particularly impressive, featuring fitted wardrobes and a generous en-suite shower room, which has been enlarged and refitted to include a double shower, twin Roca vanity wash hand basins set within Utopia bathroom furniture, and a low-level WC.

There are built-in wardrobes to all four bedrooms, while the house bathroom features a wider-than-standard bath with shower over, vanity wash hand basin and low-level WC.

Outside, there is a double garage with remote-controlled up-and-over door, side pedestrian access and access to the rear garden. The garden has been professionally landscaped, with two patio areas providing excellent spaces to enjoy the sunshine or retreat to the shade.

The garden layout has been thoughtfully designed to maximise the available space, incorporating a lawned area, while the overall outlook is particularly attractive when viewed through the French doors from the lounge.

Viewing is highly recommended to appreciate the spacious accommodation, attractive gardens and excellent location this family home has to offer.







**WE DON'T SELL HOUSES,
WE SELL HOMES.**



ADDITIONAL INFORMATION:

Tenure – Freehold

Construction – conventional brick with pitched tile roof and flat roof to front garage projection

Services – All main services connected

Heating – Gas fired central heating with radiators

Broadband/Mobile Coverage: Available via Ofcom checker

EPC Rating: C

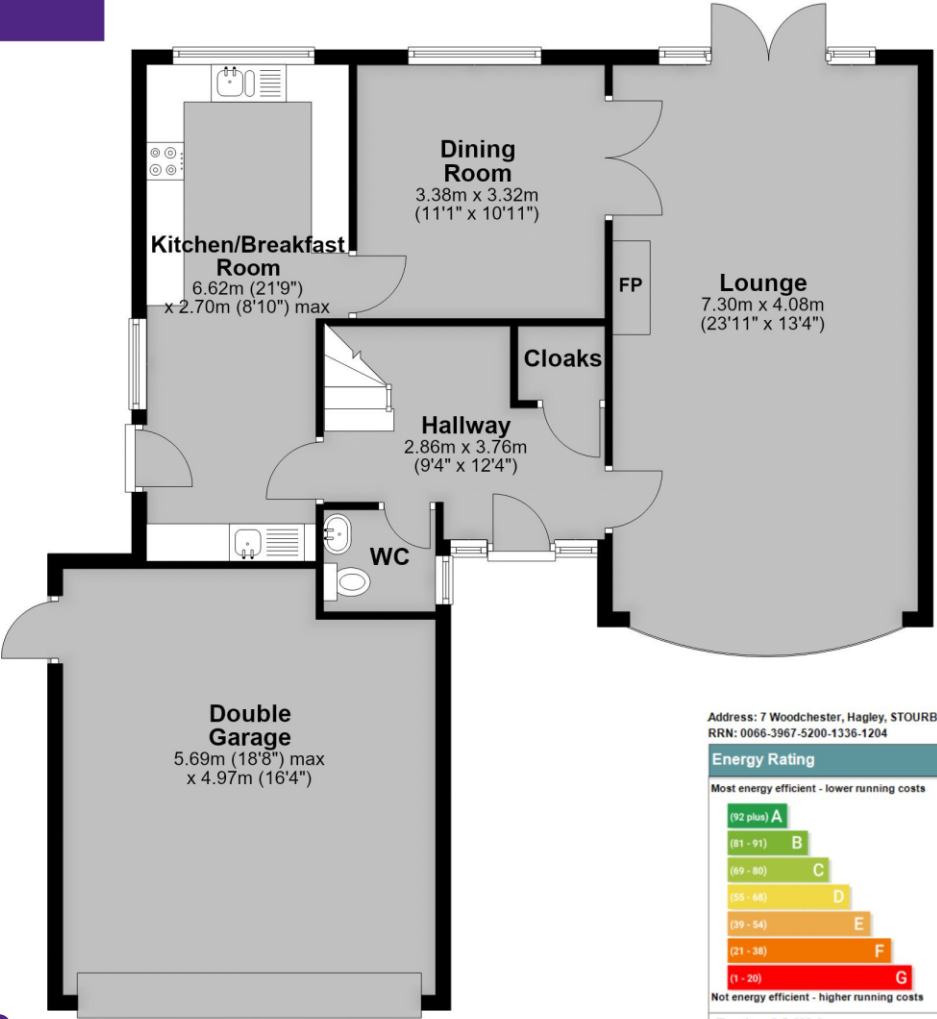
Council Tax Band: F



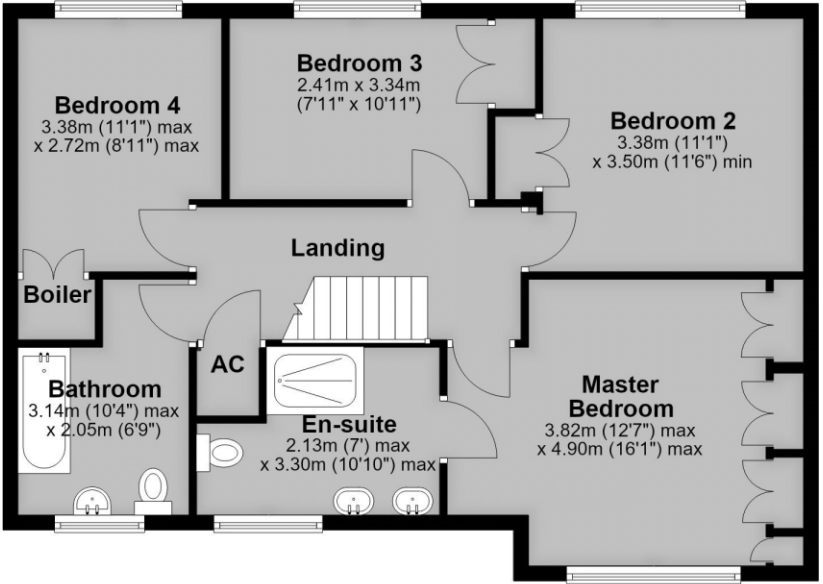




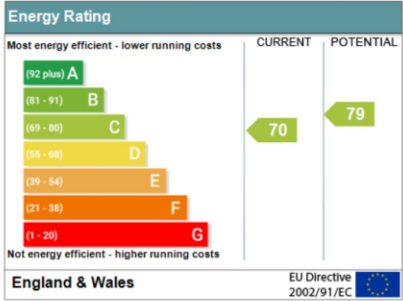
Ground Floor
Approx. 99.4 sq. metres (1070.0 sq. feet)



First Floor
Approx. 70.9 sq. metres (763.3 sq. feet)



Address: 7 Woodchester, Hagley, STOURBRIDGE, DY9 0NF
RRN: 0066-3967-5200-1336-1204



Total area: approx. 170.3 sq. metres (1833.3 sq. feet)

Plan produced using PlanUp.

FLOOR
PLANS



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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

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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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 nonrefundable 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.