



9 Stuarts Court
Worcester Road,
Hagley,
Stourbridge,
Worcestershire,
£205,000



WALTON
&
HIPKISS

9 Stuarts Court
Worcester Road
Hagley
Stourbridge
DY9 0NG



Sitting Room

This welcoming sitting room offers a generously sized space filled with natural light from a front-facing window. The neutral carpet and walls create a calm atmosphere, complemented by a charming fireplace with a wooden surround that provides a natural focal point. This room leads directly to the kitchen and the hallway, enhancing the flow of the home.

Kitchen

The kitchen is fitted with stylish grey units topped with wood-effect work surfaces that wrap neatly around the space. A white tiled splashback adds a crisp finish, while the integrated oven and gas hob provide modern convenience. A window above the sink lets in plenty of daylight, creating a bright and airy space for cooking and meal preparation.

Bathroom

This bathroom features a clean and simple design with a white suite, including a pedestal basin, WC, and a bath with an overhead shower. The walls around the bath are finished with modern grey tiles, and the flooring is a light wood-effect vinyl, creating a fresh and practical space.

Bedroom 1

The main bedroom provides a comfortable and well-proportioned space, with a large window allowing natural light to fill the room. Neutral carpeting and pale walls, including one patterned feature wall, create a restful environment. There is space for freestanding furniture or wardrobes to suit your storage needs.

Bedroom 2

A second bedroom offers a cosy room with a window overlooking the front. The neutral décor and carpet create a versatile space suitable for guests, a home office, or a child's bedroom. Built-in wardrobes with mirrored doors provide practical storage while maximising space.

Bedroom 3

A third bedroom is presented in soft neutral tones with a

window to the front. This room is ideal for a single bedroom, study, or additional storage space, allowing flexibility to suit your requirements.

Front Exterior

The exterior of the property is part of a well-maintained residential complex featuring a red brick and tile design. The homes are set around landscaped communal areas with shrubbery and lawn patches, creating a peaceful environment. A parking area is available nearby, with designated bays for residents.

Agents Note

The property is leasehold, with approximately 189 years remaining on the lease and a service charge of £990 per annum.

Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.





CONTACT

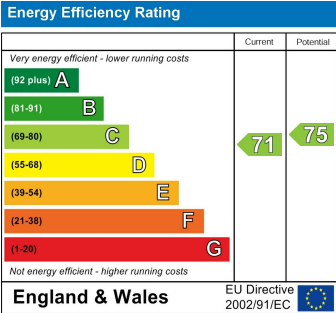
111 Worcester Road
Hagley
Worcestershire
DY9 0NG

E: hoffice@waltonandhipkiss.co.uk
T: 01562 886688
<https://www.waltonandhipkiss.co.uk/>

This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

EPC Rating: C
Council Tax Band: D



**WALTON
&
HIPKISS**