

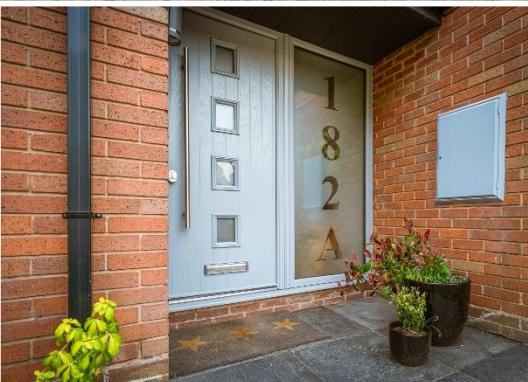


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Hagley Road
Oldswinford, Stourbridge

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182a Hagley Road, Oldswinford, Stourbridge DY8 2JN

This 4 bedroom Detached (with Garage link) is a great Family Home originally built by renowned local Developers Hadlington Brothers and fabulously renovated in recent years to a high standard with no expense spared to create a stunning, beautifully appointed interior that really must be seen to be fully appreciated.

The property is well situated, set back from Hagley Road, close to the heart of Oldswinford, walkable to amenities and important local schools including Oldswinford Primary and Oldswinford Hospital, near to Mary Stevens Park, great for commuting with Stourbridge Railway Station offering services to Birmingham/Worcester and beyond and with surrounding road links giving excellent access to the Midlands Motorway network.

With gas central heating, grey UPVC double and some triple glazing and comprising: Through Reception Hall, Guest Cloakroom, Lounge, Sitting Room (or Study), superb Dining Kitchen, Utility Room, Rear Lobby, Landing, 4 Double Bedrooms (En-Suite to Bedroom 1) and House Bathroom. There is a Garage and excellent off road Driveway Parking to front, together with a south west facing Rear Garden.

THIS PROPERTY HAS IT ALL – A VERY CONVENIENT LOCATION IN THE HEART OF OLDSWINFORD, SHOW HOME QUALITY – IMMACULATE THROUGHOUT OFFERED IN TURN THE KEY READY MOVE IN CONDITION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with composite double glazed front door and side screen, graphite grey radiator, stairs to 1st Floor with spindle balustrade, Karndean floor, Store (below stairs) and doors leading off.

The Guest Cloakroom has a white suite with WC, basin with vanity cupboard, Karndean floor, graphite grey ladder radiator, obscure grey UPVC double glazed side window and recessed ceiling lights.

There is a generous size Lounge, to the front, having a recessed fireplace with slate hearth and log burner, Karndean floor, grey UPVC triple glazed bay window with plantation shutter and 2 side grey UPVC double glazed windows.

On the other side of the Hall, there is a Sitting Room (or Study) with grey UPVC triple glazed window, graphite grey radiator, Karndean floor and recessed ceiling lights.

The Dining/Kitchen is located to the rear having a range of grey units, granite worktop and upstands, sink and mixer tap, AEG built-in double oven, Neff integrated dishwasher, integrated fridge, drawers, AEG induction hob with Cooke and Lewis downdraft cooker hood in worktop, breakfast bar, wine cooler, recessed ceiling lights, grey UPVC double glazed rear window, graphite grey vertical radiator, Karndean floor and Dining Area having ample table space, grey UPVC double glazed side window, recessed ceiling lights, graphite radiator, Karndean floor, grey UPVC double glazed rear bi-fold doors to Garden and door to Utility Room.



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The Utility Room is fitted with grey wall and base units, granite work tops and upstands, sink and mixer tap, 2 appliance spaces, grey UPVC double glazed rear window, graphite vertical radiator, Karndean floor, Baxi gas central heating boiler (in cupboard), recessed ceiling lights and composite double glazed side door to Rear Lobby having part obscure grey UPVC double glazed rear door/sides screen to Garden and part double glazed UPVC door to Garage.

The Garage has an electric shutter door, strip light and twin power point.

On the 1st Floor, there is a Landing with spindle balustrade to stairs, graphite grey vertical radiator, recessed ceiling lights, loft access (with ladder), Airing Cupboard (with tank) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is a generous size room having a grey UPVC triple glazed front window, recessed ceiling lights and door to En-Suite. This has a white suite with large shower cubicle having sliding screen door and waterfall shower, WC with concealed cistern, basin with vanity cupboard below, tiled walls, shaver point, recessed ceiling lights, extractor, obscure grey UPVC triple glazed window and vinyl floor.

Bedroom 2, 3 & 4 are all good size Bedrooms. Bedroom 2 with grey UPVC triple glazed window, Bedroom 3 & 4 with grey UPVC double glazed window and all with recessed ceiling lights.





There is a House Bathroom having a white suite with bath having waterfall shower over and side shower screen, wide basin with vanity cupboard below, WC with concealed cistern, tiled walls, graphite grey ladder radiator, vynal floor, shaver point, recessed ceiling lights and extractor.

The Rear Garden is south west facing having a wide L-shaped paved patio with low wall and steps off in two parts to a shaped lawn with border, pathway to corner summerhouse, rear tap, power point and side path with gate to front.

There is a front wall with lawned fore garden and good size tarmac driveway, providing off-road parking.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: F

FLOOR PLANS



GROUND FLOOR

Reception Hall
Guest Cloakroom
Lounge: 17'1" into bay x 12'1" (5.22m x 3.68m)
Sitting Room: 16'1" X 6'9" (4.91m x 2.05m)
Dining Kitchen: 21'9" x 10'11" (6.64m x 3.34m)
Utility: 8'11" x 6'5" (2.74m x 1.96m)
Garage: 16'6" x 6'8" (5.04m x 2.05m)

Landing
Bedroom 1: 14'10" x 12'3" (4.53m x 3.74m)
En-suite: 7'3" max x 6'7" (2.21m x 2.03m)
Bedroom 2: 13'3" x 9'4" (4.04m x 2.84m)
Bedroom 3: 10'5" x 9'4" (3.19m x 2.84m)
Bedroom 4: 11'1" x 9'1" (3.38m x 2.78m)
House Bathroom: 9'8" x 6' (2.95m x 1.85m)



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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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.