



The
LEE, SHAW
Partnership

Flat 3 Wychbury Grange
284 Hagley Road, Stourbridge DY9 0RH



Ground Floor Apartment

This surprisingly large, improved and re-appointed, 2 Bedroom Ground Floor Apartment forms part of Wychbury Grange which is a prestigious and sought after purpose built development of just 12 Apartments fronting onto Hagley Road, standing in delightful, well maintained Communal Grounds and benefiting from an allocated Garage in a block to the rear of the development and there is resident parking (not allocated). There is a Long Lease to June 2165.



The Apartment enjoys an ideal position with Pedmore Convenience Store within walking distance and a bus Stop just outside at the front, located opposite the Foley Arms and is well placed for Hagley & Oldswinford, Stourbridge Town and with easy access to Stourbridge Railway Station and excellent road links to the M5 Motorway.

Occupying a prime Ground Floor position to the rear of the block, the Apartment is approached through a wide Ground Floor Communal Entrance with secure video entry system. The self-contained accommodation has gas central heating, UPVC double glazed windows and boasts a Reception Hall, Impressive Large Lounge/Dining Room, refitted Breakfast Kitchen, Inner Hall, 2 Double Bedrooms (both with wardrobes) and refitted Shower Room.

OVERALL, A GREAT OPPORTUNITY FOR A LARGE APARTMENT AT THIS POPULAR PEDMORE ADDRESS. VIEWING IS ESSENTIAL TO FULLY APPRECIATE. NO ONWARD CHAIN.



There is a communal Ground Floor Entrance Hall, giving access to the self-contained accommodation.

This Ground Floor Apartment includes a Reception Hall having radiator, Karndean Floor, Videx video entry phone, door to Kitchen and wide archway opening to the impressive size Lounge/Dining Room which enjoys a rear aspect to the communal garden with 2 large UPVC double glazed windows, 2 radiators and door to Inner Hall.

The refitted Breakfast Kitchen has a modern range of wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, Neff built-in oven, Neff gas hob with integrated cooker hood over, integrated Firenzi washing machine, under cupboard lights, high-level UPVC double glazed window, Dimplex plinth heater, breakfast bar, tiled floor and door to:

Inner Hall having Walk-in Store (with hanging space) and doors leading off.

Sought After Location



Bedroom 1 has an entrance area and includes a range of built-in wardrobes and bridging top cupboards, 2 bedside cupboards with shelving over, 2 matching drawer units, radiator and rear UPVC double glazed window.

Bedroom 2 is another generous size double bedroom with UPVC double glazed side and rear window, radiator, and a range of built-in wardrobes to one wall (also housing the Worcester gas central heating boiler).

There is a refitted Shower Room with white suite, having step to shower cubicle with curved screen doors, WC with concealed cistern, semi recessed basin with range of vanity cupboards, mirror cabinet, wall mirror, shaver point, extractor fan, tiled walls, tiled floor, 2 obscure UPVC double glazed high-level windows and radiator.

Outside there are Communal Grounds being mostly lawned with separate clothes drying area.

There is a Garage within the rear block.

Tenure: The apartment is Leasehold with 189 year Lease from 25 June 1976 to 23 June 2165 with peppercorn ground rent.

Service Charge: For the Period 1st January 2026 to 30th June 2026 there was a half yearly service charge including reserve fund of £1,133.37 for the half year. (Total £2266.74 Annually)

Construction: brick with flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D.





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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



Ground Floor

Hall

L Shaped Lounge/Dining Room:
19'10" x 17'5" max (6.05m x 5.32m)

Kitchen:
11'9" x 10'5" (3.59m x 3.19m)

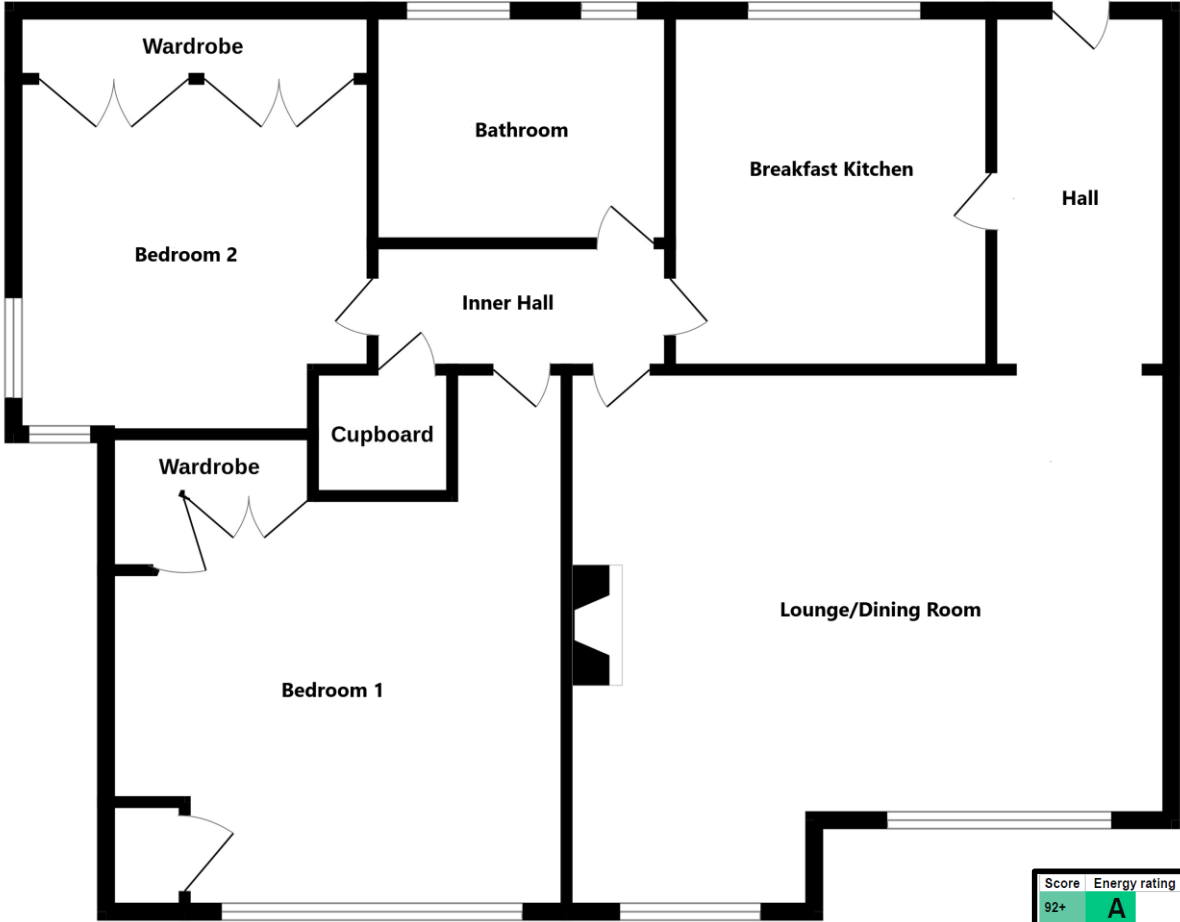
Inner Hall

Bedroom 1:
15'2" x 13'8" + ward. (4.62m x 4.18m)

Bedroom 2:
13'8" max incl. ward. x 11'10" (4.19m x 3.60m)

Shower Room:
9'7" x 7'6" (2.92m x 2.29m)

Garage:
17'5" x 8'2" (5.32m x 2.51m)



FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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