



The
LEE, SHAW
Partnership

1 Prince Mews, Stourbridge Road
Hagley, Worcestershire DY9 0FT



MODERN FAMILY LIVING

Nestled in a secure, gated development, this stunning semi-detached home by David Wilson Homes offers rural charm with modern convenience. The property boasts scenic views to the front towards Wychbury Hill and its iconic obelisk, providing a picturesque backdrop for daily life.

The home is accessed via electric gates leading to Prince Mews, ensuring privacy and security. A two-car driveway and garage offer ample parking, while the development also benefits from communal open space, maintained for a small annual charge.

Inside, the property offers spacious living, beginning with a welcoming reception hall that leads to a guest cloakroom/WC. The lounge/diner at the rear is generously sized, with wood-effect flooring, a useful understairs cupboard, and French doors opening onto the rear garden, perfect for entertaining or relaxing.

The stylish kitchen is positioned at the front of the home, featuring gloss-finish cabinets and integrated appliances, including an oven, fridge/freezer, washing machine, dishwasher, and hob with hood. The layout ensures that everything is within easy reach for comfortable, modern living.

Additional Information

Tenure: Freehold

Services: All mains services connected

Heating: Gas-fired central heating

Council Tax Band: D

EPC Rating: C

Broadband & Mobile Coverage: <https://checker.ofcom.org.uk>

Construction: Conventional brickwork elevations, part rendered and with pitched tiled roof

Agent note: There is a service charge of approximately £500.00 per annum payable for the maintenance of communal areas.



Upstairs, the first-floor houses two double bedrooms, one at the front and one at the rear, both filled with natural light and offering ample space. The family bathroom is well-appointed with a bath, shower, wash basin, and low-level WC, finished to a high standard.

The master bedroom is located on the top floor, providing a peaceful retreat with views of the obelisk through a dormer window and two roof windows that fill the room with light. Built-in wardrobes provide plenty of storage, and the ensuite shower room features modern fittings, including a shower, wash basin, and WC.

Outside, the rear garden is south facing and offers a patio area leading down to a lawn, providing a perfect space to enjoy afternoon sunshine. The front of the property features a small fore garden. To the rear of the property there is a garage, with an up-and-over door, provides secure storage and additional parking in front for two cars. There is access from the garage to the rear garden

Ideally located for commuting to Birmingham by road or rail, Hagley village offers a range of excellent primary and secondary schools such as Hagley Primary School and Haybridge High School, along with a variety of shops, bars, and restaurants. The surrounding countryside, including the Clent Hills National Trust area, offers a wealth of outdoor activities, including scenic walks with panoramic views.

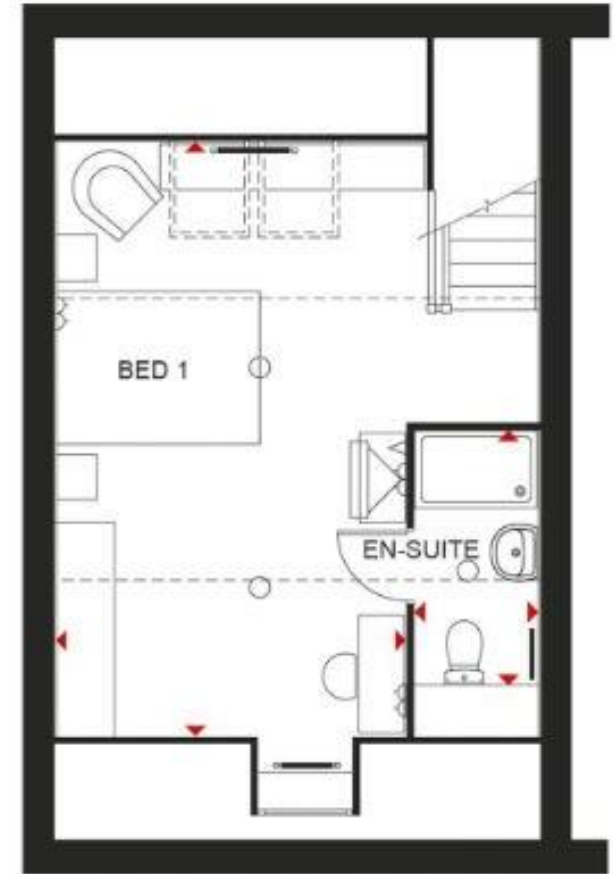
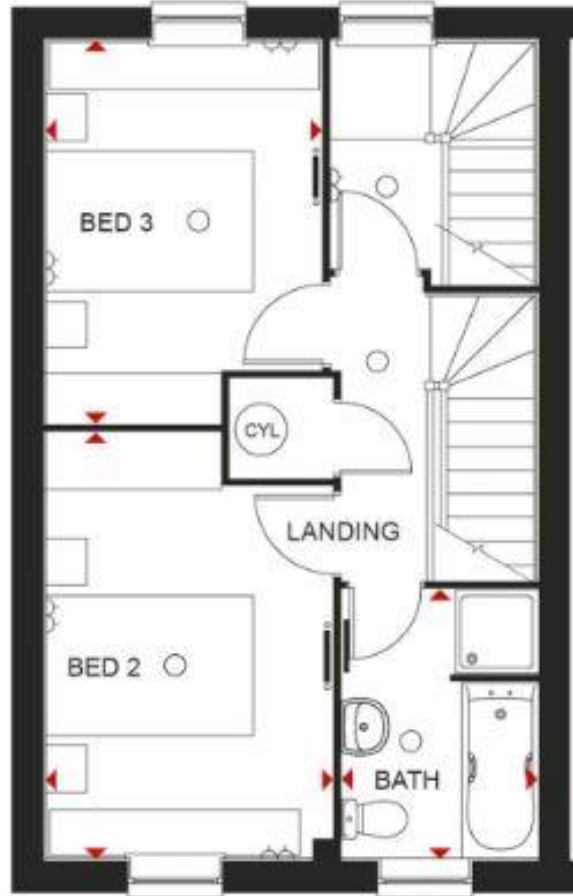




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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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

FLOOR PLANS



Disclaimer: The floorplan and dimensions are taken from the original developer's design and are intended for illustrative purposes only. They may not be to scale and should not be relied upon as precise measurements.

Measurements:

Lounge/dining Area - 4.73 x 4.5m (15'6" x 14'9")

Kitchen - 3.3 x 2.57m (10'10" x 8'5")

Wc - 1.8 x 0.84m (5'11" x 2'9")

Bedroom 2 - 2.77 x 4.11m (9'1" x 13'6")

Bedroom 3 - 2.66 x 3.69m (8'9" x 12'1")

Bathroom - 1.88 x 2.6m (6'2" x 8'6")

En Suite - 1.2 x 2.5m (4'0" x 8'2")

Bedroom 1 - 5.83 x 3.43m (19'2" x 11'13")

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VALUE. SELL. LET.

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