



**South Road, Hagley Stourbridge DY9 0JT**



**welcome to**

**South Road, Hagley Stourbridge**

\*\*\*\*FIVE BEDROOM TRADITIONAL SEMI-DETACHED HOME\*\*\*\*WALKING DISTANCE TO THE LOCAL SCHOOLS AND AMENITIES\*\*\*\*LOCAL COUNTRYSIDE BEING ONLY A STONES THROW AWAY\*\*\*\*BOASTS SPACIOUS ROOMS\*\*\*\*DRIVEWAY AND REAR GARDEN\*\*\*\*



## Agent Note

The Council Tax Band is E.

## Front Garden

Gravelled driveway, access to garage, gate to garden, front lawned area, shrubbery and trees surround to border for privacy.

## Entrance Hallway

Front facing stained glass window and front door, stairs to first floor, central heating radiator, doors to :-

## Downstairs W/C

Side facing obscure window, low level; flush W/C, wall mounted wash hand basin with pillar taps.

## Lounge

26' 1" x 13' 2" ( 7.95m x 4.01m )  
Front facing bay window and further front facing double glazed window, ceiling light and wall light connections, central heating radiator, inset gas fire.

## Dining Room

15' 9" x 12' ( 4.80m x 3.66m )  
Rear facing double glazed door to garden and further windows, ceiling light connection, feature fire place and space for open fire.

## Living/Dining Area

28' 7" x 9' 4" ( 8.71m x 2.84m )  
rear facing double glazed windows and patio doors to garden, three sky lights, ceiling light connections, central heating radiators and hard wood flooring.

## Kitchen

16' 8" x 11' 6" ( 5.08m x 3.51m )  
Two ceiling light connections, range of wall and base units with drawers and worktops over, inset American fridge freezer, centre island, recessed sink and drainer unit with mixer tap over, under cupboard lighting, range master oven and cooker hood over, space for integrated dishwasher, pantry cupboard, space for wine fridge, hard wood flooring, opening to living/dining areas.

## Utility Room

12' 11" x 6' 2" into recess. ( 3.94m x 1.88m into recess. )  
Side facing double glazed door, ceiling light connection, wall mounted central heating boiler, space for washing machine, tumble dryer and fridge freezer, tiling to floor, door to W/C.

## Landing

Side facing stained glass window, ceiling light connections, loft access, doors to :-

## Bedroom 1

17' 6" to back of wardrobes. x 12' into recess. ( 5.33m to back of wardrobes. x 3.66m into recess. )  
Front facing window, ceiling light connections, loft access, range of fitted wardrobes, central heating radiators.

## Bedroom 2

14' 9" into bay x 10' 1" ( 4.50m into bay x 3.07m )  
Front facing bay window, ceiling light connection, central heating radiator, range of fitted wardrobes.

## Bedroom 3

13' 8" x 12' 2" ( 4.17m x 3.71m )  
Front facing window, ceiling light connection, central heating radiator.

## Bedroom 4

13' 8" x 10' 2" ( 4.17m x 3.10m )  
Rear facing window, ceiling light connection, central heating radiator.

## Bedroom 5

9' 5" to back of wardrobes. x 7' 5" ( 2.87m to back of wardrobes. x 2.26m )  
Rear facing window, ceiling light connection, central heating radiator, fitted storage with shelving. (currently used as an office).

## Bathroom

Rear facing obscure window, ceiling light connection, heated towel rail, panelled bath with shower over and glass screen, unit housing low level flush W/C,

recessed wash hand basin with mixer tap, storage beneath and worktops over.

## Rear Garden

Paved patio, outside tap and lighting, feature wall, steps to lawn, part walled garden and fencing surround the borders for privacy, gravelled borders, beds with planting.

## Garage

20' 10" x 9' ( 6.35m x 2.74m )  
Double opening doors, ceiling light connection, roof access, side facing window and door to garden.



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## South Road, Hagley Stourbridge

- FIVE BEDROOM SEMI DETACHED PROPERTY
- TRADITIONAL IN STYLE
- WALKING DISTANCE TO THE VILLAGE

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

**£745,000**



Please note the marker reflects the  
postcode not the actual property

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**01562 886633**



[Hagley@shipways.co.uk](mailto:Hagley@shipways.co.uk)



123 Worcester Road, Hagley, HAGLEY, West  
Midlands, DY9 0NG



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