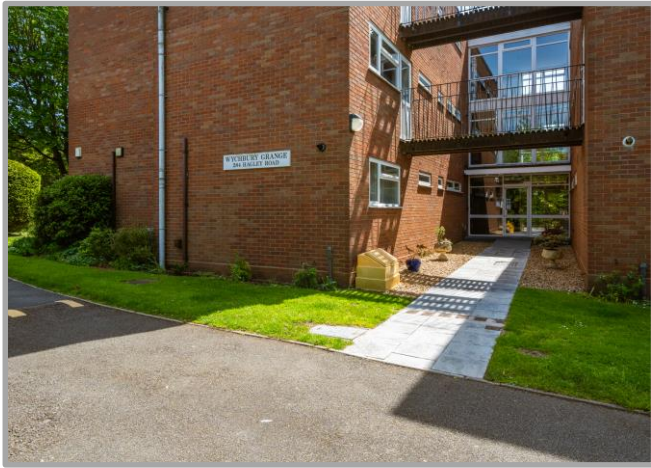




The
LEE, SHAW
Partnership

Flat 4 Wychbury Grange
284 Hagley Road, Stourbridge DY9 0RH



Ground Floor Apartment

This surprisingly large, 2 Bedroom Ground Floor Apartment is ready to personalise and update, forming 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 2164.

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 Ground Floor position to the front 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, Kitchen, Inner Hall, 2 Double Bedrooms (both with wardrobes) and Shower Room.

OVERALL, A GREAT OPPORTUNITY FOR A LARGE APARTMENT AT THIS POPULAR PEDMORE ADDRESS. VIEWING IS ESSENTIAL TO FULLY APPRECIATE.

There is a Communal Ground Floor Entrance with secure entry door, giving access to the self-contained accommodation.

This Ground Floor Apartment includes a Reception Hall with Videx video entry phone, a range of built-in cupboards, door to Kitchen and archway opening to the impressive size Lounge/Dining Room having 2 UPVC double glazed front windows (both with additional secondary glazed panel), 2 radiators and door to Inner Hall.

The Kitchen has a range of wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, rear high-level UPVC double glazed window, Baumatic built-in oven, Bosch gas hob with cooker hood over, radiator and door to Inner Hall.

The Inner Hall has a Linen Store, Walk-in Store (with shelving) and doors leading off.



Sought After Location



Bedroom 1, at the front, has a recessed entrance, UPVC double glazed front window (with additional secondary glazed panel), radiator, 2 built-in double wardrobes and dressing table with 6 drawers.

Bedroom 2 is another generous size double room with UPVC double glazed front window, UPVC double glaze rear window, Cupboard (housing the Worcester gas central heating boiler) radiator and 2 double wardrobes with top cupboards.

The Shower Room has a step to the shower cubicle with sliding screen door, semi recessed basin with vanity cupboard below, ladder radiator, tiled walls, obscure UPVC double glazed high-level window and shaver point. There is a separate Toilet with WC, radiator and obscure UPVC double glazed, high-level rear window.

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 1975 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:
19'11" x 17'5" max (6.09m x 5.32m)

Kitchen:
11'10" x 10'6" (3.60m x 3.22m)

Inner Hall

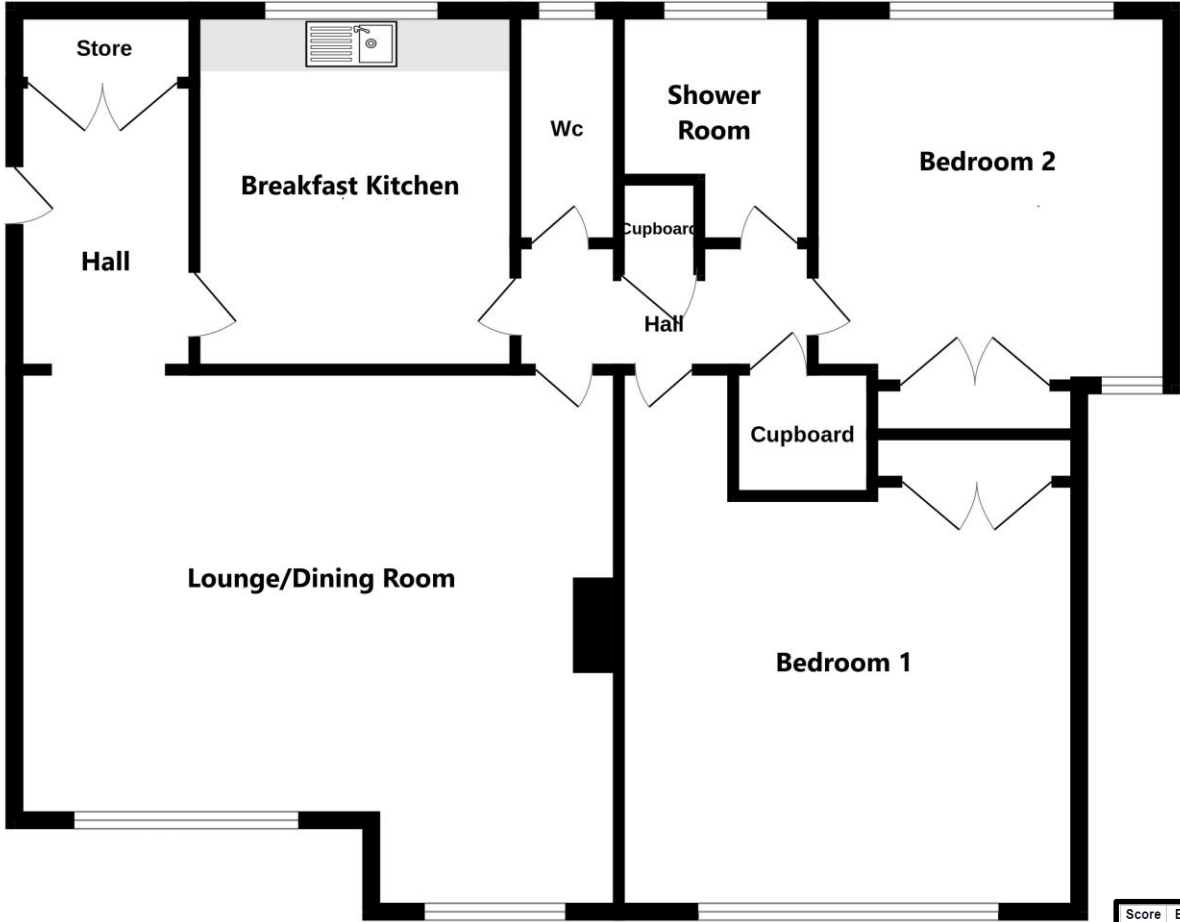
Bedroom 1:
15'2" x 13'8" + ward. (4.63m x 4.17m)

Bedroom 2:
13'11" incl. ward x 11'10" (4.26m x 3.62m)

Shower Room:
6'5" x 5'5" (1.96m x 1.67m)

Separate Toilet

Garage:
17'6" x 8'3" (5.33m 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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VALUE. SELL. LET.

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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 nonrefundable 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.