



The
LEE, SHAW
Partnership

19 Station Road
Hagley, Worcestershire, DY9 0NU



SPACIOUSLY EXTENDED

This attractive and spacious extended semi-detached family home offers an impressive amount of accommodation, combining generous living space with a wealth of original character features. Ideally suited to a growing family, the property provides three double bedrooms, two bathrooms and extensive ground floor accommodation, with the added benefit of potential to further increase the living space.

The property is conveniently located just a short walk from Hagley train station, village shops, bars, and restaurants, along with highly regarded local schools including Hagley Primary School, Haybridge High School, and Hagley Catholic High School. Open countryside is also close by, offering beautiful rural walks right on your doorstep.

The property is approached via a welcoming reception hall with access to a half cellar and stairs rising to the first floor. There are two comfortable reception rooms, both enjoying original character features including decorative ceiling roses and log burners, with the sitting room leading through to a spacious inner hall/sitting area. This impressive space benefits from a tiled floor, roof lights and double doors opening onto the rear garden, creating a lovely connection between the inside and outside.

OPEN PLAN DESIGN

The open plan dining room provides a further versatile reception space and leads through to an inner lobby with useful utility facilities. A ground floor shower room is conveniently positioned off the inner hall and features underfloor heating. The re-fitted kitchen is well equipped with quartz worktops, a breakfast bar, induction hob, double oven, integrated dishwasher, space for a fridge freezer and wine fridge, together with a useful walk-in larder.

To the first floor are three generously proportioned double bedrooms. The front bedroom benefits from a bay window and decorative fireplace, while the second bedroom enjoys views to the rear and side and also features a decorative fireplace. The third bedroom overlooks the rear and benefits from a large walk-in storage area. The family bathroom is fitted with a panel bath, wash hand basin and WC, with tiled walls and a useful, mirrored cabinet.



WE DON'T SELL HOUSES,
WE SELL HOMES.







REFITTED KITCHEN

Outside, the property enjoys an extensive rear garden with a patio leading onto a generous lawn, together with a log store and side access to the front. The garden backs directly onto Hagley playing fields, providing an attractive open aspect to the rear. To the front, there is off-road parking for two vehicles.

Further benefits include a mixture of single and double glazing, with several of the original sash windows having secondary glazing. This is a substantial and characterful family home offering excellent flexibility, generous accommodation and further potential, all in a well-regarded location close to local amenities and well-regarded schools.





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ADDITIONAL INFORMATION:

Tenure: Freehold

Construction: Brick with pitched tiled roof

Services: All mains services connected

Central Heating: Gas-fired system serving radiators

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

EPC Rating: D

Council Tax Band: E





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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



Measurements:

- Lounge:** 4.5m max x 4.3m max (14'9" x 14'1")
- Sitting Room:** 4.5m max x 3.9m max (14'9" x 12'10")
- Dining Area:** 3.4m max x 5.2m max (11'2" x 17'1")
- Kitchen:** 4.4m max x 5.2m max (14'5" x 17'1")
- Bedroom 1:** 4.5m max x 3.6m max (14'9" x 11'10")
- Bedroom 2:** 3.9m max x 3.5m max (12'10" x 11'6")
- Bedroom 3:** 3.01m max x 3.9m max (9'11" x 12'10")

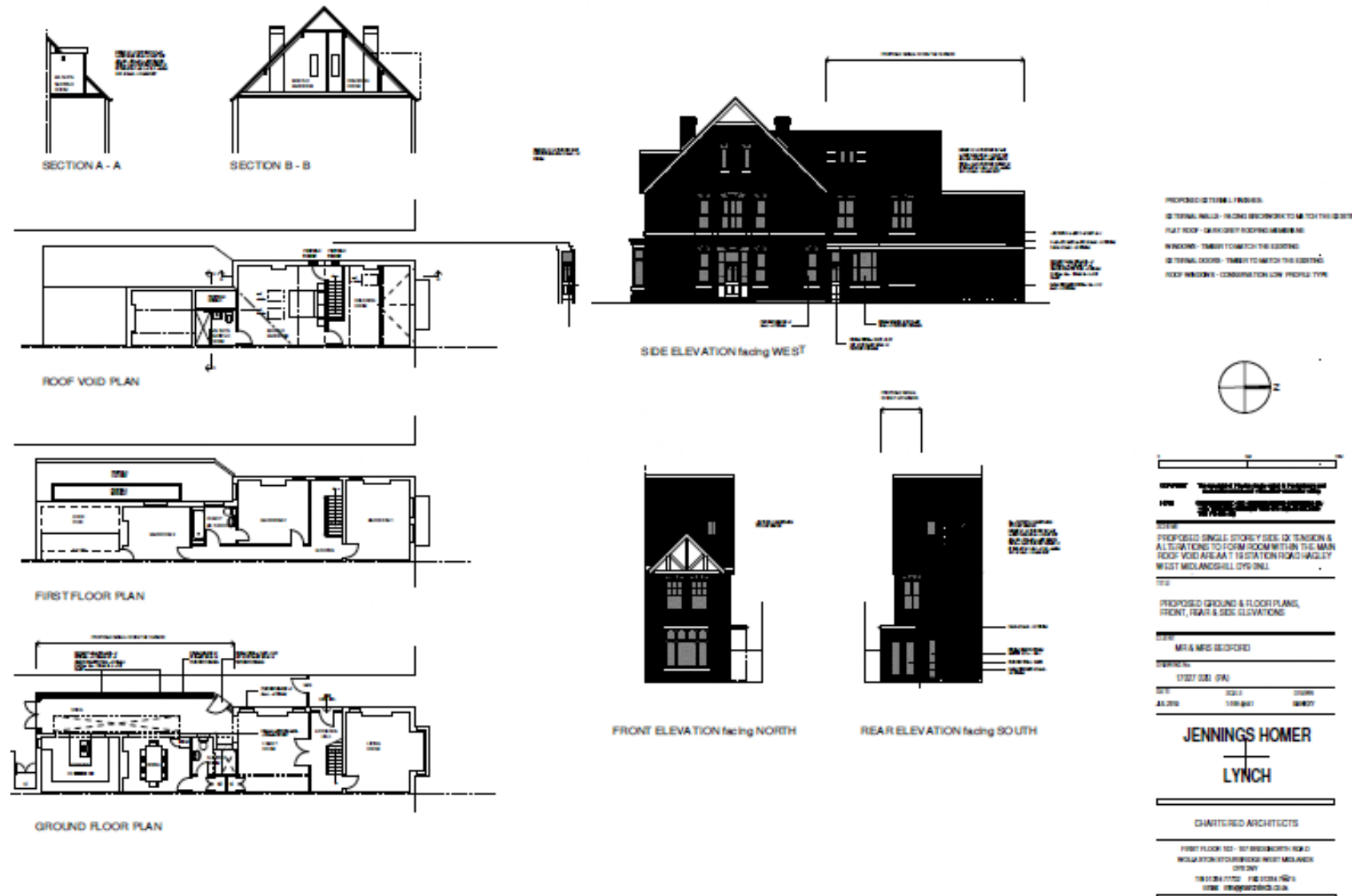
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



APPROVED PLANS:

The property benefits from approved planning permission for a loft conversion, offering the exciting potential to create two additional bedrooms and a stylish en suite bathroom. Detailed drawings are available and have been provided for your reference.



The **LEE, SHAW** Partnership

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Selling Agents: The Lee, Shaw PARTNERSHIP

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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.