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**14 Rooks Meadow**  
Hagley

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14 Rooks Meadow, Hagley, DY9 0PT

An opportunity not to be missed, a lovely 4-bedroom detached family home located in this convenient cul-de-sac location off Middlefield Lane. It is just a short walk to highly regarded schools, shops, train station, bars and restaurants.

This home is flooded with natural light which makes it a very pleasant and airy family home. It is well presented and offers some scope for potential updating and personalisation and has a private rear garden.

The house stands behind a driveway with off road parking. The gas centrally heated accommodation with PVCU double glazing is approached by way of an enclosed porch. This in turn leads to a central reception hall with staircase rising to the first floor, and glazed panelling which takes natural light from the living room.

There is guest cloakroom with low level wc and Heritage vanity wash basin. The living room is a through room with large windows, Adam style fireplace with gas fire and French doors leading to the rear garden. The room configuration is such that it could be arranged as a lounge diner if required.



There is however a separate dining room which could be multi-purposed as a home office. The breakfast kitchen is fitted with a range of light oak finish units with double bowl stainless steel inset sink, peninsula unit incorporating breakfast bar and integrated Neff dishwasher and Rangemaster range cooker with hood above.

There is a useful pantry/cupboard, separate utility room with inset sink in a range of white gloss units with vaulted ceiling and roof window providing natural light and internal connecting door to the tandem garage.

The conservatory is a pleasant location from which to enjoy the garden regardless of weather. It is PVCU double glazed with tiled floor. French doors open to the garden. The staircase rises to by way of a half landing with side window providing natural light to the main landing there is an over stairs linen cupboard.

The master bedroom is a good size located at the front with a bank of fitted wardrobes. Bedroom 2 is a double room with fitted wardrobes and projecting dormer to the front. There is a small en suite with low level wc, wash basin and shower.



Bedroom 3 also a double room featuring double wardrobes and the fourth bedroom is currently used as a study.

The house bathroom features a white suite comprising bath with shower over, wash basin and wc.

The house has a East-west orientation with morning sun on the front and afternoon sun on the rear for those long summer days and evenings. The rear garden is particularly secluded and private with patio area and lawn with mature shrubs and planting.

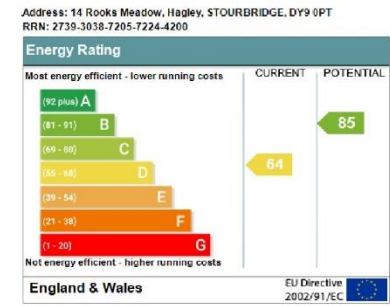
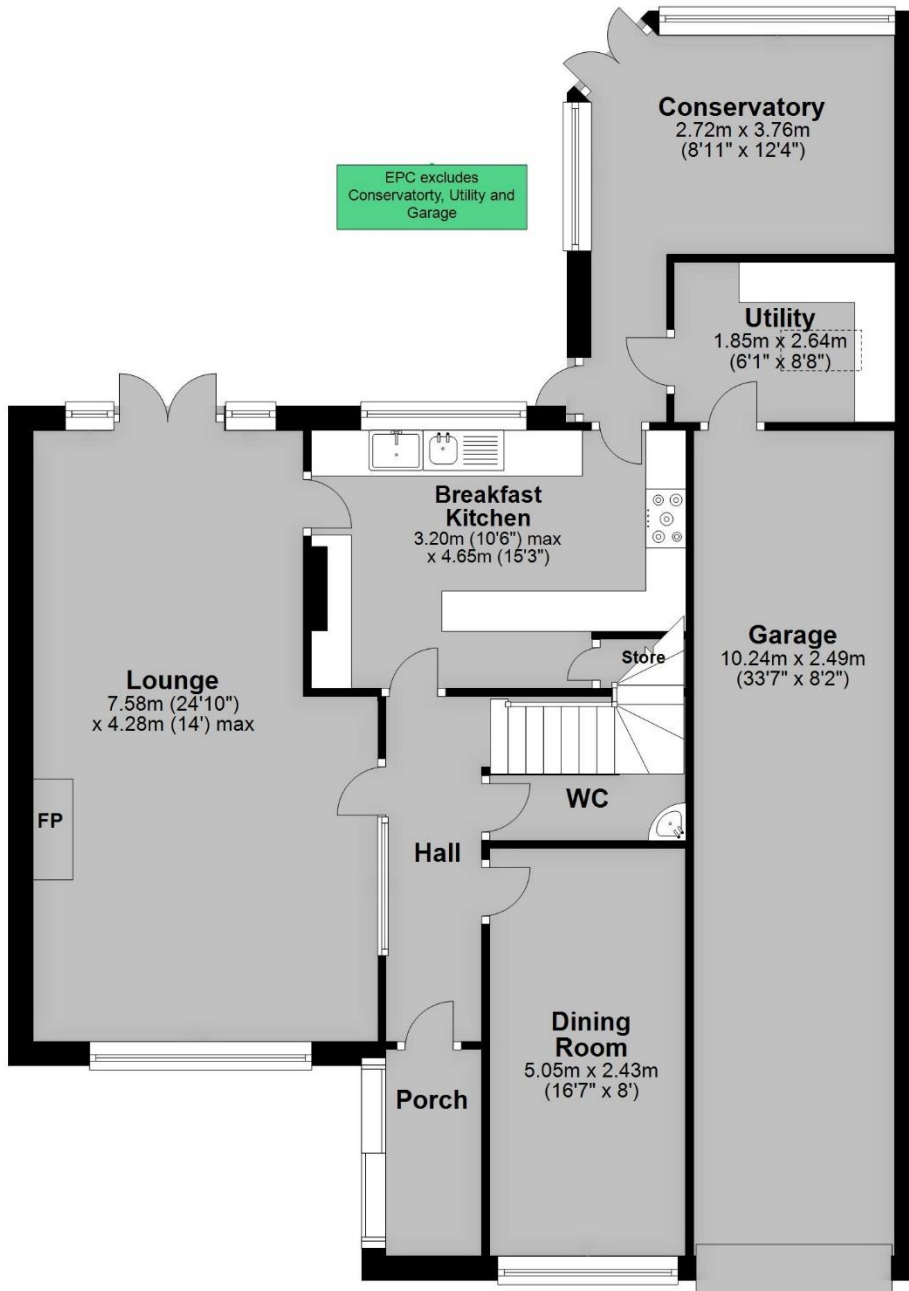
Council Tax Band - F

EPC - D

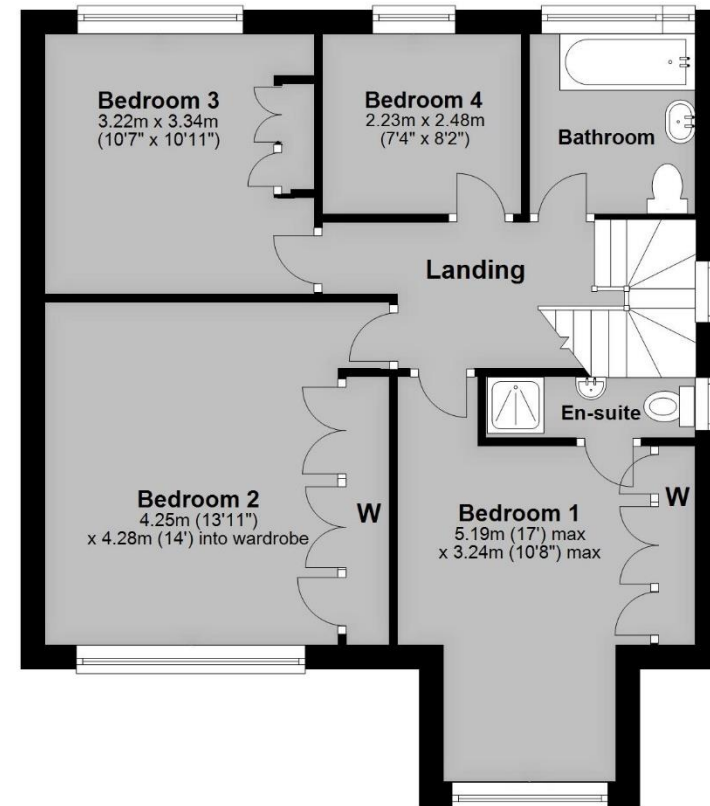
Tenure - Freehold



## Ground Floor



## First Floor



Total area: approx. 180.1 sq. metres (1938.9 sq. feet)



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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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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