



The
LEE, SHAW
Partnership

220 Hagley Road
Stourbridge DY8 2JU



Stylish & much improved

This surprisingly spacious, 3 Bedroom Semi-detached property has been updated and is well appointed throughout and stylish, making this a great turn the key ready home where internal inspection is absolutely essential to fully appreciate its overall size, layout and position.

The property is well situated, on Hagley Road, close to the heart of Oldswinford, walkable to amenities and important local schools including Oldswinford Primary and Oldswinford Hospital, near to Mary Stevens Park, great for commuting with Stourbridge Railway Station offering services to Birmingham/Worcester and beyond and with surrounding road links giving excellent access to the Midlands Motorway network. Amenities and convenience do not come much better.

With gas central heating, electric under floor heating where specified, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Through Lounge, Separate Dining Room, Kitchen with Store off, Landing, 3 Double Bedrooms (2 with wardrobes and stunning En-Suite to Bedroom 1) and House Bathroom also including shower. The property is further enhanced by a west facing Rear Garden and 2 allocated parking spaces, to the rear within the Residents Car Park.

OVERALL, A FANTASTIC OPPORTUNITY FOR A MUCH IMPROVED HOME IN OLDSWINFORD – AVAILABLE WITH NO ONWARD CHAIN. EARLY VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with front door to Reception Hall having tiled floor with electric underfloor heating, entrance mat, stairs to 1st Floor with spindle balustrade, ceiling cornice and rose, school style radiator and doors leading off.

There is a Guest Cloakroom having a white WC, basin with vanity cupboard below, part tiled walls, obscure UPVC double glazed window, tiled floor and chrome ladder radiator.

The through Lounge has a wood floor, UPVC double glazed bay window to front, 2 radiators, ceiling cornice and 2 ceiling roses and UPVC double glazed rear doors to Garden.

On the other side of the Hall, there is a separate Dining Room with UPVC double glazed bay window, radiator, ceiling cornice and rose.





Walk to train station & amenities in Oldswinford

The stylish Kitchen has a range of grey shaker style wall and base cupboards, quartz worktops and up stands, sink and mixer tap, Bosch built-in oven, Bosch gas hob with integrated cooker hood over, integrated microwave, integrated Lamona dishwasher, tall housing with integrated fridge freezer, 2 pan drawers, tiled floor with electric underfloor heating, school style radiator, Cupboard with BIASI gas central heating boiler, UPVC double glazed rear window with pelmet lights, recessed ceiling lights, part double glazed UPVC door to Garden with mat to entrance and door to: Store (with tiled floor and appliance space).

On the 1st Floor, there is a Landing with UPVC double glazed window, loft access (with ladder) and doors to:

Bedroom 1 is a generous size room with UPVC double glazed window, radiator and range of wardrobes. A door gives access to the En-Suite having a large walk-in shower cubicle having corner opening screen and waterfall shower, WC, basin with vanity cupboard below, chrome ladder radiator, tiled floor with electric underfloor heating, extractor fan, recessed ceiling lights, obscure UPVC double glazed window and tiled walls.

Bedroom 2 with UPVC double glazed window, radiator, stair head cupboard and range of wardrobes.

Bedroom 3 with UPVC double glazed window and radiator.

The House Bathroom has a modern white suite with bath, shower cubicle with sliding screen door and Bristan shower, WC, pedestal basin, shaver point, chrome ladder radiator, obscure UPVC double glazed window, extractor fan, recessed ceiling lights, tiled walls and electric underfloor heating.





No onward chain

The Rear Garden is west facing having a paved patio, side path and gate to front, lawn, tap, external power point and left side pathway with gate to the rear Residents Car Park.

The rear Residents Car Park is accessed from between number 216C and 218 Hagley Road and there are 2 allocated parking spaces behind the property.

At the front, there is a lawn, wrought iron railings, block paved area and pathway to the front entrance.

Tenure: Freehold.

Construction: brick with a pitched tiled roof. **Services:** mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Note: An electrical substation is located adjacent to the boundary

Council Tax Band D.







Hall

Guest Cloakroom

Lounge:
20'1" x 10'10" (6.14m x 3.30m)

Dining Room:
12'4" max x 9'6" into bay (3.77m x 2.90m)

Kitchen: (Main Area)
11'1" plus Store/door recess x 9'4" (3.40m x 2.86m)

Landing

Bedroom 1:
14'8" plus wardrobes x 11' (4.47m x 3.37m)

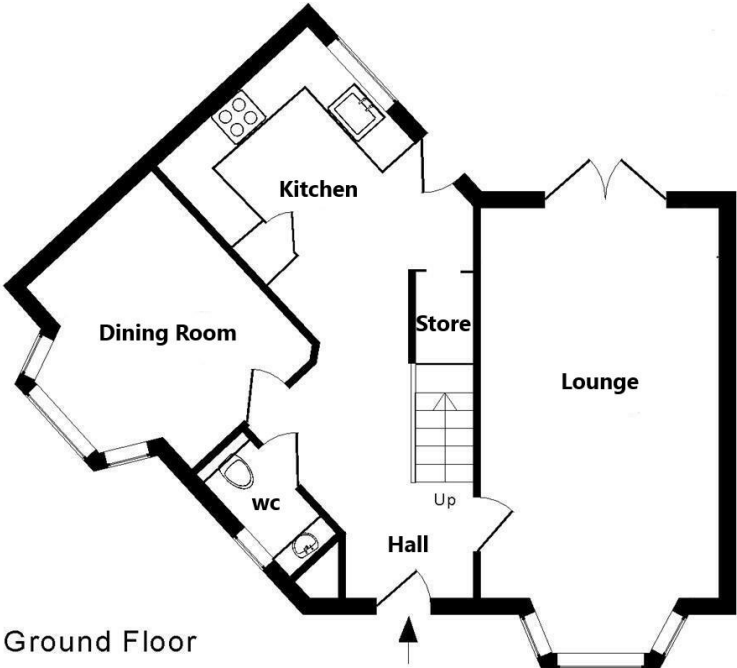
En-Suite:
8'9" max x 7'4" (2.68m x 2.23m)

Bedroom 2:
11'1" plus wardrobes x 9'5" (3.39m x 2.87m)

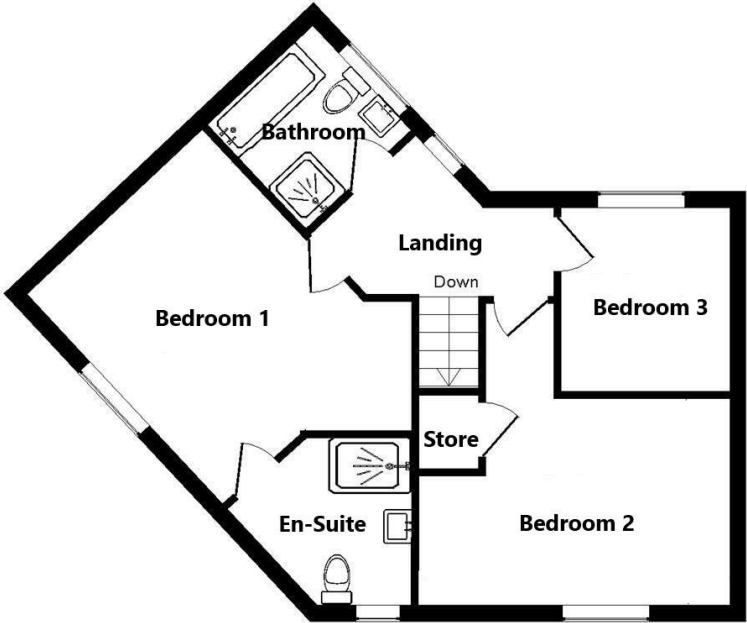
Bedroom 3:
8'3" x 7'9" (2.52m x 2.36m)

Bathroom:
6'7" x 6'5" (2.02m x 1.96m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

FLOOR
PLANS

This plan is for guidance only and must not be relied upon as a statement of fact.

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 396066
stourbridge@leeshaw.com
www.leeshaw.com

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.