



**Broadfields, Hagley Stourbridge DY9 0PH**

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## **Broadfields, Hagley Stourbridge**

\*\*\*\*THREE BEDROOM SEMI DETACHED\*\*\*\*CONSERVATORY\*\*\*\*TWO RECEPTION ROOMS\*\*\*\*WALKING DISTANCE TO HAGLEY VILLAGE\*\*\*\*CATCHMENT FOR HAYBRIDGE SCHOOLS\*\*\*\*

### **Approach**

Having a block paved driveway, gate giving access to rear garden and step up to side entrance door.

### **Entrance Hallway**

Having side entrance door, stairs to first floor, ceiling light connection, central heated radiator and doors to:-

### **Lounge**

19' 3" max x 10' 5" max ( 5.87m max x 3.17m max )  
Having double glazed window and double doors to conservatory, ceiling light connection, central heated radiator, feature fireplace with inset gas fire and laminate flooring.

### **Kitchen**

11' 10" max x 10' 11" max ( 3.61m max x 3.33m max )  
Having a front facing double glazed window, ceiling light connection, a range of wall and base units with work tops over, Belfast sink with mixer tap, 'range master' oven with cooker hood over, and plumbing for washing machine and dishwasher, tumble dryer, American fridge freezer, central heated radiator, two storage cupboards and laminate flooring.

### **Dining Room**

16' into bow x 7' 8" max ( 4.88m into bow x 2.34m max )  
Having a front facing bow window, wall light connections, central heated radiator, double cupboard housing Central heating boiler and laminate flooring.

### **Conservatory**

11' 3" max x 8' 5" max ( 3.43m max x 2.57m max )  
Being on a brick built base with a pitched roof, ceiling light fan, side and rear facing double glazed windows, and double glazed double doors to garden

### **Landing**

Having a ceiling light connection, loft access, the loft being part boarded, central heated radiator and a side facing double glazed window.

### **Bedroom One**

13' 1" max x 9' 5" max ( 3.99m max x 2.87m max )  
Front facing double glazed window, ceiling light connection and central heated radiator,

### **Bedroom Two**

10' 10" max x 10' 9" max ( 3.30m max x 3.28m max )  
Having a rear facing double glazed window, ceiling light connection, central heated radiator and laminate flooring.

### **Bedroom Three**

10' 7" max x 7' 10" max ( 3.23m max x 2.39m max )  
Currently used as a dressing room with a rear facing double glazed window, ceiling light connection and central heated radiator.

### **Shower Room**

Having a side facing obscure double glazed window, ceiling light connection, corner shower cubicle with glass folding doors, heated towel rail, vanity storage unit with recessed wash hand basin and pillar taps over, low level W/C, tiling to walls and floor.

### **Rear Garden**

Having a paved patio, outside tap, side gate to front driveway. landscaped pebbled areas packed with an abundance of flowers and plants, paved seating areas, rear garden shed and fencing for privacy.





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## Broadfields, Hagley Stourbridge

- SEMI DETACHED HOME
- CLOSE TO HAGLEY VILLAGE
- CATCHMENT FOR HAYBRIDGE HIGH SCHOOL
- EARLY VIEWINGS ADVISED
- 

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£340,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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