



**Worcester Road, Hagley, Stourbridge, DY9 0NR**



**welcome to**

**Worcester Road, Hagley, Stourbridge**

\*\*\*\*STUNNING THREE BEDROOM SEMI DETACHED\*\*\*\*CENTRAL HEATING\*\*\*\*DRIVEWAY PARKING\*\*\*\*LOCATED IN THE CENTRE OF THE VILLAGE WITH LOCAL AMENITIES ON THE DOORSTEP\*\*\*\* Comprising entrance hallway, downstairs cloakroom, lounge, breakfast kitchen, utility, gym/office, three bedroom and family bathroom.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Approach

Block paved driveway leading to recessed porch.

### Entrance Hallway

Obscure double glazed door to front, double glazed window to side, ceiling light, coving, central heating radiator, stairs to first floor landing, understairs cupboard, oak floor and doors to various rooms.

### Downstairs Cloakroom

Obscure double glazed window to front, wall light, low level wc, pedestal wash hand basin, tiled splashback, central heating radiator and tiled floor.

### Lounge

11' 9" max x 20' 9" max ( 3.58m max x 6.32m max )  
Double glazed French doors to garden, double glazed window to front, two ceiling lights, coving, central heating radiator, gas fire with surround and oak floor.

### Breakfast Kitchen

20' 4" max x 12' 5" into bay ( 6.20m max x 3.78m into bay )  
Double glazed bay window to side, double glazed windows to side and rear, ceiling light, coving, ceiling spot lights, range of wall and base units, centre island, wooden worktops, one and a half bowl sink with mixer tap, tiled splashback, built-in cupboard, double electric oven, electric hob, oven hood, integrated fridge, integrated dishwasher, breakfast bar, two central heating radiators, log burner, quick step wood effect floor and double glazed door to utility room.

### Utility Room

8' 7" max x 10' 8" max ( 2.62m max x 3.25m max )  
Double glazed doors to front, ceiling spot lights, worktops, sink with mixer tap, tiled splashback, plumbing for washing machine, wall mounted gas central heating boiler, wood effect floor and obscure double glazed doors to rear hallway.

### Rear Hallway

Obscure double glazed door to garden, wall light, built-in cupboards, wood effect floor and door to office/gym.

### Office/ Gym

8' 5" max x 11' 9" max ( 2.57m max x 3.58m max )  
Obscure double glazed windows to side and two ceiling lights.

### First Floor Landing

Double glazed window to front, ceiling light, airing cupboard and doors to various rooms.

### Bedroom One

10' 6" max x 10' 5" to front of wardrobes ( 3.20m max x 3.17m to front of wardrobes )  
Double glazed window to front, ceiling light, coving, central heating radiator, built-in wardrobes and drawers.

### Bedroom Two

10' 3" x 12' 9" ( 3.12m x 3.89m )  
Double glazed window to rear, ceiling light, coving and central heating radiator.

### Bedroom Three

13' 8" x 9' 9" ( 4.17m x 2.97m )  
Double glazed window to side, double glazed sky light to rear, ceiling light, coving and central heating radiator.

### Bathroom

Obscure double glazed window to side, ceiling light, access to loft, bath, separate shower, tiled splashback, low level wc, wash hand basin, heated towel rail and tiled floor.

### Generous Enclosed Rear Garden

Patio, lawn, fencing to boundaries, timber shed, flower beds, outside tap, outside lights and access to brick outbuilding.

### Summer House

Currently used as a bar, power and lighting.



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## Worcester Road, Hagley, Stourbridge

- STUNNING THREE BEDROOM SEMI DETACHED
- HIGH SPECIFICATION
- NO UPWARD CHAIN
- GENEROUS SIZED REAR GARDEN
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: Awaited

offers over

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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