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**6 Woodchester**  
Hagley



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## 6 Woodchester, Hagley, Worcestershire, DY9 0NF

This dramatically extended 4/5 bedroom detached family home has a ground floor annexe with potential for a dependant relative, teenager or extended family plus that work from home office facility.

The impressive floor area extends to approximately 3002sqft (279sq.m) excluding the garage.

The current owners have thoroughly enjoyed this home for everything that it offers and particularly its strength as a home for entertaining. The delightful rear garden and P-shaped conservatory which link to the principal living spaces makes it particularly ideal.

Located at the head of Woodchester, an exclusive cul-de-sac leading from Newfield Road, Hagley and immediately adjoining Western Road within easy walking distance of village amenities, shops, bars and restaurants. The local schools are held in high esteem and there is a village railway station which provides services to not only Birmingham, but Worcester and even London Marylebone.



Lovely walks and open countryside is in close proximity which adds to the quality lifestyle.

Accommodation includes an enclosed porch, with impressive double doors to central hallway with guest cloakroom/wc.

The through lounge is particularly well proportioned and the focal point is a fireplace with gas log fire and French doors.

There is a separate dining room which is currently used as a music room and these rooms are linked by the large P-shaped conservatory with underfloor electric heating and glazed roof plus fabulous views of the garden.

The dining kitchen is a through room and has been enlarged and is comprehensively and attractively fitted with the usual integrated appliances plus Rangemaster oven.

There is a separate utility room and additional accommodation which could form a separate annexe comprising inner hallway with shower room, living room with external door to a courtyard garden and bedroom with fitted wardrobes.











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At first floor level there is a room used as a den which has useful storage cupboards, two dormer windows to the rear and would provide a great home office or guest bedroom suite.

The main house at first floor level has a central landing. The master bedroom features a comprehensive range of fitted wardrobes and furniture including dressing table and good size beautifully fitted en-suite shower room with shower, vanity basin and wc.

Bedroom 2 features contemporary panelling and fitted wardrobe. A lovely en-suite has been recently created from the former 4<sup>th</sup> bedroom and provides a large stylish shower, wc and vanity wash basin.

Bedroom 3 is a double room with built in wardrobe. As detailed above there are potentially 2 further bedrooms available in the attached annexe.

The house bathroom features a p-shaped bath with shower over, wc and wash basin.

There is driveway parking, attractively landscaped fore-garden and double width garage although half of it is of shorter length.

The private rear garden is attractively landscaped and a recently laid patio area with wall lights, together with decking area which enjoys the afternoon sun and outbuilding with canopy and glazed doors make it ideal for entertaining. It could be suitable for an indoor hot tub or perhaps a sauna, bar or alternatively a home office.

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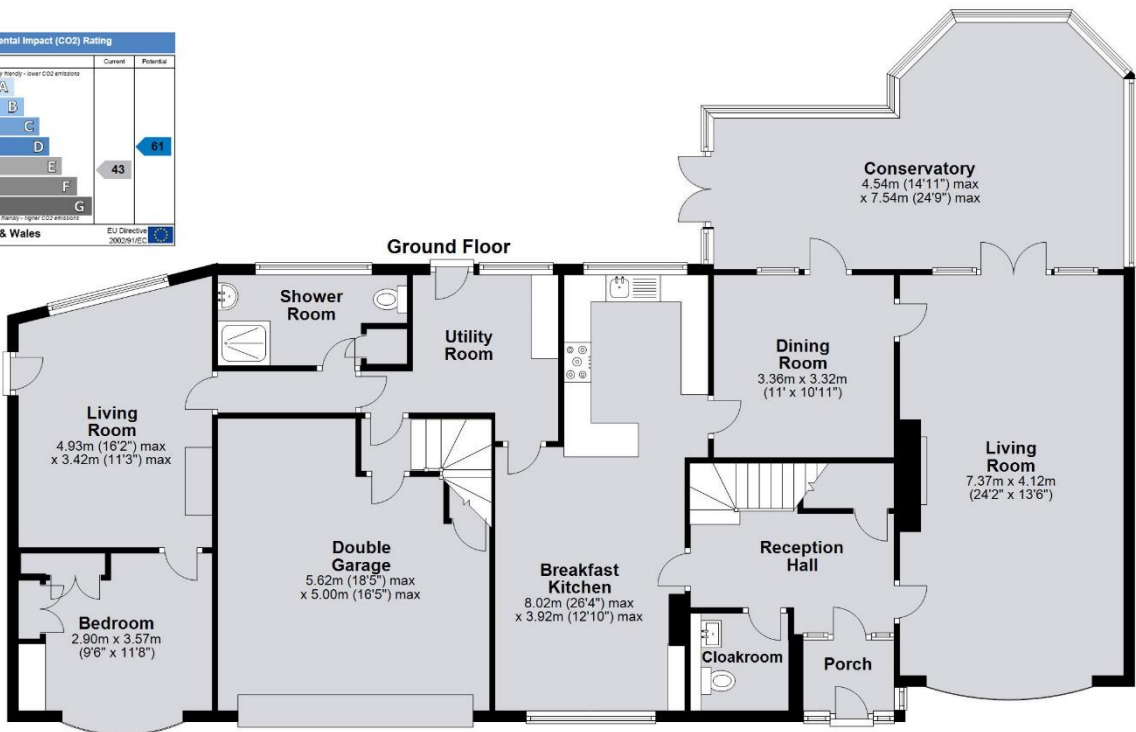
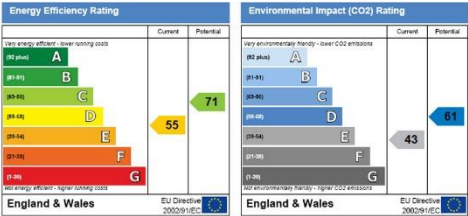




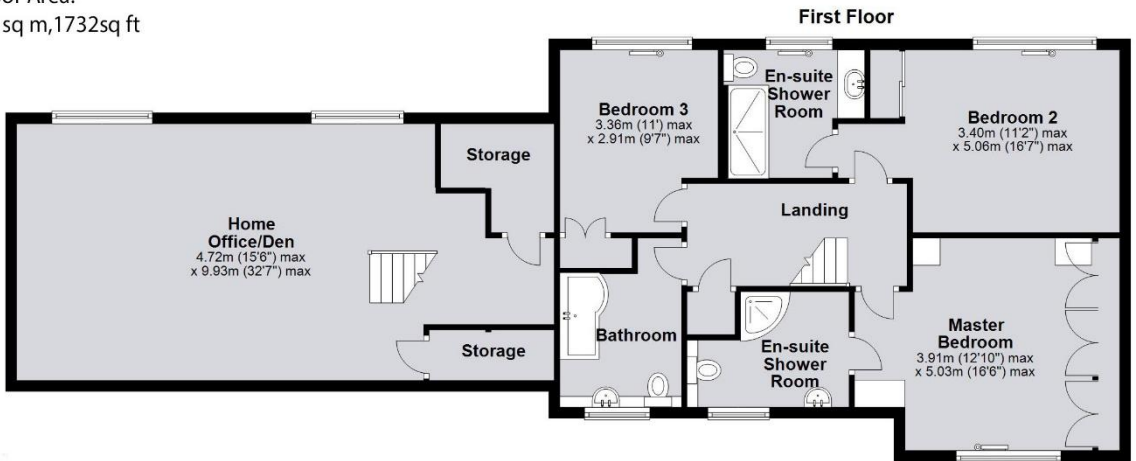


# FLOOR PLANS

Address: 6 Woodchester, Hagley, STOURBRIDGE, West Midlands, DY9 0NF  
RRN: 0175-2819-7134-2120-7085



Approximate Gross Internal Floor Area:  
Ground Floor (exc Garage): 161sq m, 1732sq ft  
Garage: 26sq m, 280sq ft  
First Floor: 118sq m, 1270sq ft











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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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Kempson House, 101 Worcester Road  
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111  
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