



The
LEE, SHAW
Partnership

17 Willow Close
Hagley, Worcestershire DY9 0LU



MODERN FAMILY LIVING

Turn key move in condition...

Situated in the heart of Hagley village, this exceptional five-bedroom semi-detached home has been beautifully reconfigured and extended to create a truly outstanding family residence. Available with no upward chain!

Finished to an impeccable standard throughout, the property combines striking contemporary design with practical, light-filled living spaces — perfect for modern lifestyles.

A welcoming central reception hall immediately impresses, showcasing a stunning floating staircase and a captivating view through to the rear garden. At the heart of the home lies a fabulous open-plan living, dining and kitchen space, thoughtfully designed for both everyday living and entertaining.

ATTENTION TO DETAIL

The bespoke kitchen is superbly appointed with premium Neff appliances, including a double oven, microwave, coffee machine, hob and dishwasher, complemented by two matching wine fridges, boiling water tap and a large central island with remote electric socket. The kitchen flows seamlessly into the living area, where a stylish inset fire with remote control creates a warm focal point. Floor-to-ceiling bi-fold doors — complete with integral blinds — open onto the garden, while ceramic wood-effect tiling extends from inside to out, beautifully blending indoor and outdoor living.

For additional versatility, the property offers a separate lounge featuring a charming log burner, ideal for cosy winter evenings, as well as a dedicated study that could equally serve as a potential cinema room or work-from-home space.





VISUALLY STUNNING PRESENTATION

The impressive staircase rises to the first floor, where an elegant open-tread design continues to the second floor. The principal bedroom is a stunning retreat, boasting a vaulted ceiling, beautifully fitted wardrobes and useful storage above the en-suite.

The en-suite itself is finished to an exceptional standard with a shower, vanity wash basin and automatic low-level WC.

Three further bedrooms are located on this floor, two of which are generous doubles, all benefiting from fitted wardrobes. A contemporary house bathroom features a bath with shower over, vanity wash basin and WC.





SLEEK & COMTEMPORARY

The second floor hosts an impressive guest bedroom suite — a spacious double room with two Velux roof windows plus dormer. Contemporary bespoke fitted cupboards and drawer units with pull-out rails, and a stylish en-suite shower room complete with vessel wall-mounted wash basin and automatic WC.

Ideally positioned within easy reach of Hagley village amenities — including shops, bars, restaurants, highly regarded schooling and excellent road and rail connections — this remarkable home offers both convenience and an exceptional standard of living.





OUTSIDE SPACE

Externally, the property is set behind a driveway providing ample off-road parking, along with a useful store accessed via a garage-style door. The rear garden has been designed with entertaining in mind, featuring external lighting and a striking gas fire pit as its central focal point.

Additional information:

Tenure: Freehold

Services: All mains services connected

Heating: Gas-fired central heating

Council Tax Band: D

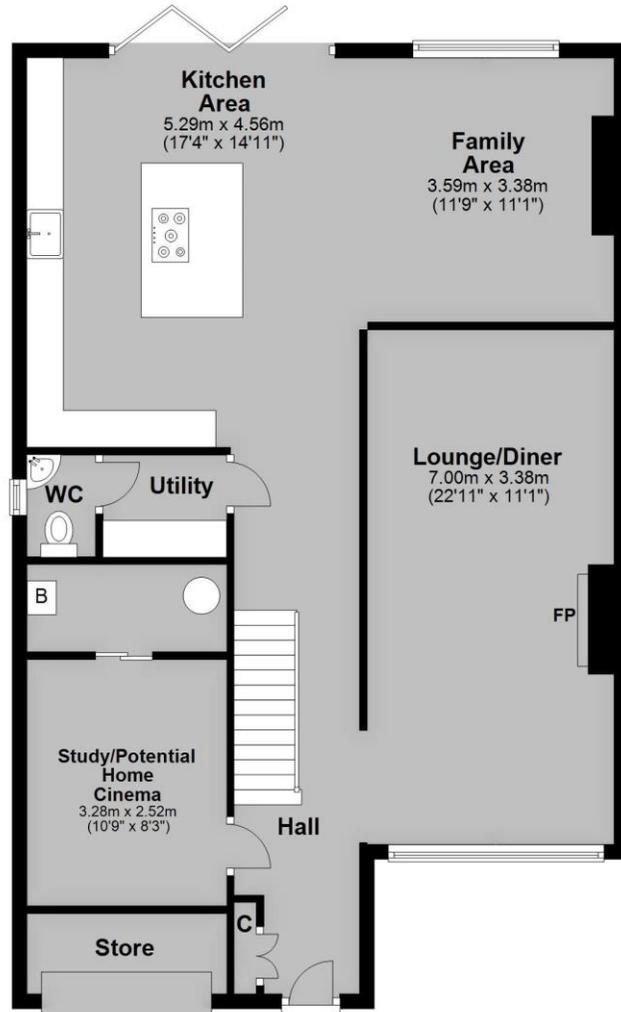
EPC Rating: C

Broadband and mobile coverage: <https://checker.ofcom.org.uk>

Construction: Conventional brick work with pitched tiled roof.

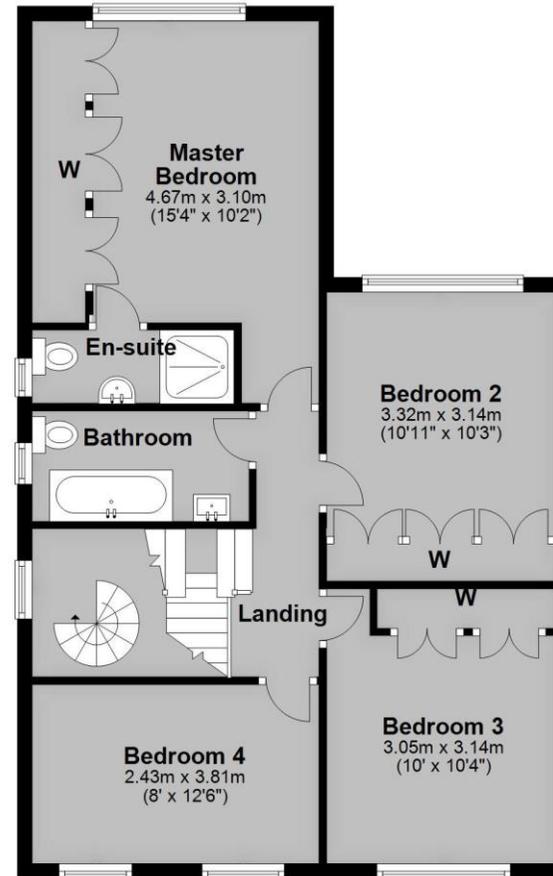
Ground Floor omits Garage Area

Approx. 85.0 sq. metres (915.3 sq. feet)

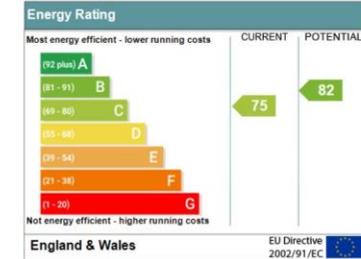


First Floor

Approx. 66.0 sq. metres (710.7 sq. feet)

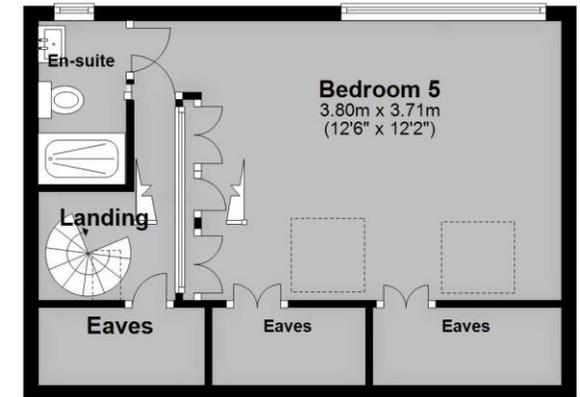


Address: 17 Willow Close, Hagley, STOURBRIDGE, DY9 0LU
RRN:



Second Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 182.6 sq. metres (1965.1 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 www.leeshaw.com/downloads/referral-fees.pdf

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VALUE. SELL. LET.

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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 [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, 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.