



The
LEE, SHAW
Partnership

18 Forge Lane
Blakedown, Worcestershire DY10 3JF



CHARMING FAMILY HOME

A beautifully presented four-bedroom semi-detached family home, ideally positioned in a peaceful backwater of the idyllic village of Blakedown, just moments from Millennium Green and nearby Forge Pool. This spacious property offers versatile living accommodation, a generous rear garden with delightful rural outlook, and excellent access to local amenities and transport links.

Blakedown benefits from its own train station, providing a convenient one-stop journey to Hagley and easy access to Birmingham, Worcester, and Kidderminster—ideal for commuters. The area is particularly attractive to families, with highly regarded local schooling including Blakedown Church of England Primary School and Haybridge High School. Forge Lane itself is a private, unadopted road, adding to the sense of exclusivity and tranquillity.



STYLISH INVITING COMFORTABLE

The property offers driveway parking to the front, with a welcoming entrance door opening into a central reception hall with staircase rising to the first floor and a guest cloakroom fitted with a contemporary suite comprising low-level WC and wash hand basin.

To the front, the dining room features an attractive bay window. Double sliding doors open through to the lounge, creating a flexible open-plan space ideal for modern family living. The lounge includes a period-style fireplace and patio doors providing direct access to the rear garden—perfect for opening up during the spring and summer months.

The heart of the home is the fabulous extended kitchen/breakfast room, thoughtfully designed with granite work surfaces, a central island with breakfast bar, and a part-vaulted ceiling with Velux roof lights allowing plenty of natural light. Integrated appliances include a fridge freezer, dishwasher, and range-style cooker. A distinct utility area provides additional practicality, while the adjoining study/TV room offers versatile space—ideal as a snug, home office, or additional reception room.



SPACIOUS PRACTICAL LIVING



Upstairs, the first-floor landing leads to four bedrooms, three of which are comfortable doubles. Bedroom two benefits from a range of fitted wardrobes, while the master suite enjoys an abundance of natural light from both a window and Velux roof window to the rear. It features sliding door wardrobes and a beautifully appointed ensuite, complete with a freestanding bath on chrome legs with shower handset, wash basin, and low-level WC.



The family bathroom is well-appointed with a good-sized bath, separate shower cubicle, low-level WC, vanity wash basin, and a stylish chrome pillar radiator.



Outside, the rear garden is a true highlight—featuring a patio area and extensive lawn, ideal for children, entertaining, or simply relaxing. A large timber shed with basement store provides additional storage, and the garden particularly enjoys the afternoon sun, making it perfect for long, lazy summer afternoons and evenings.

Additional information

Tenure: Freehold

Services: All mains services connected

Heating: Gas-fired central heating

Council Tax Band: D

EPC Rating: C 72

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

Construction: Conventional brick work with pitched tiled roof.

Forge lane is unadopted and could lead to a future shared liability with adjoining property owners.

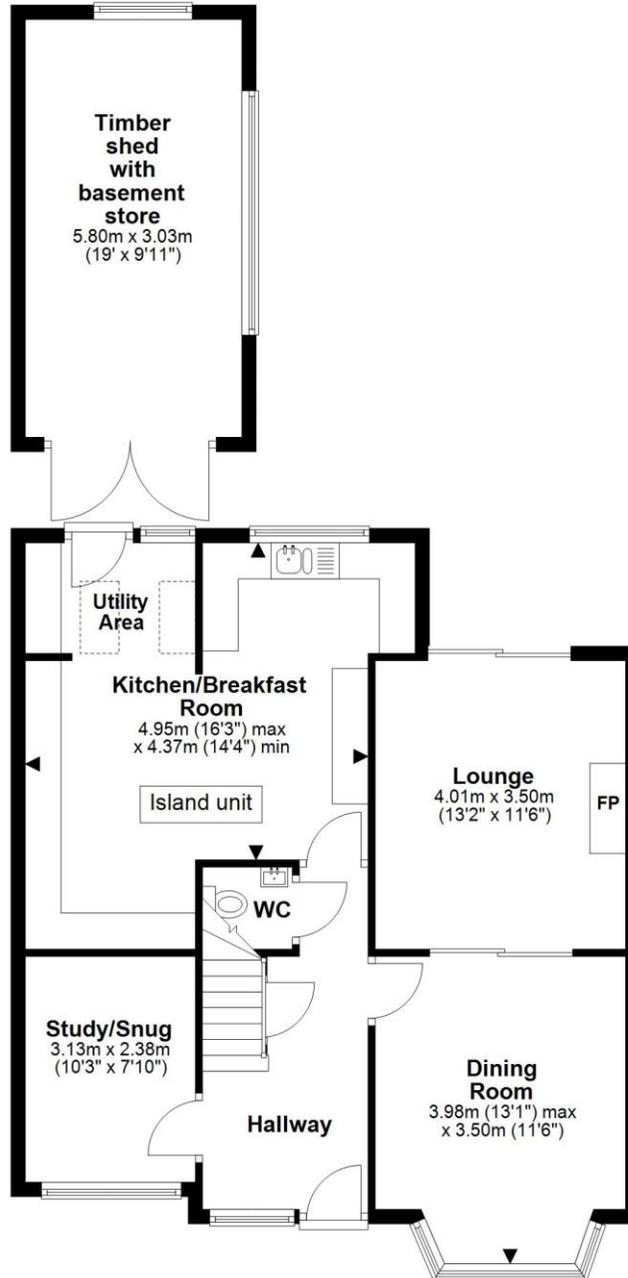


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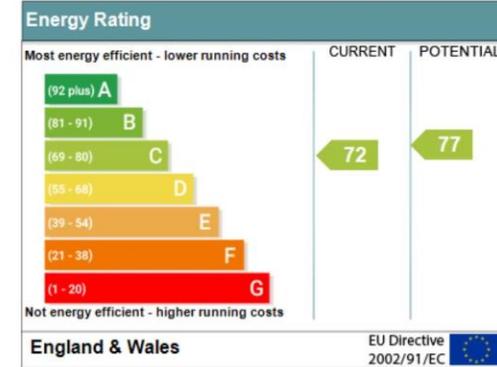
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

Ground Floor

Approx. 91.1 sq. metres (980.4 sq. feet)

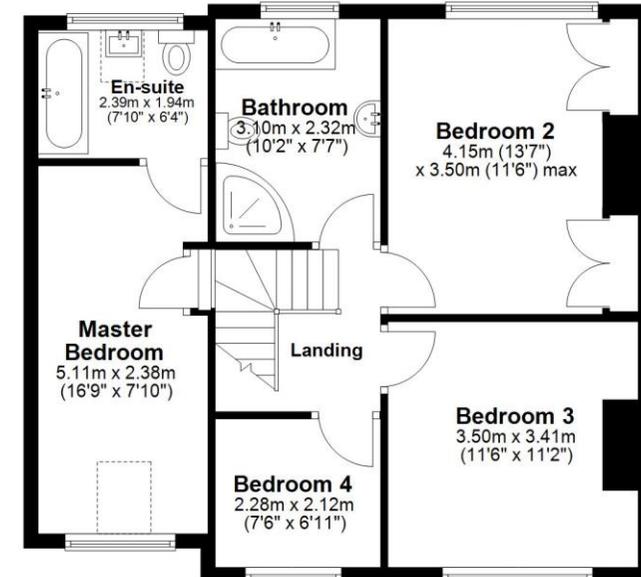


Address: 18 Forge Lane, Blakedown, KIDDERMINSTER, DY10 3JF
RRN:



First Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



**FLOOR
PLANS**

Total area: approx. 147.6 sq. metres (1588.2 sq. feet)

18 Forge Lane, Blakedown, Hagley

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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