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12 Todd Gardens
Hagley

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12 Todd Gardens, Hagley, Worcestershire, DY9 0WP

A beautifully presented two-bedroom semi-detached home, ideally situated within the desirable Wychbury Lawns development. Built by Cala Homes around 2016—and understood to have been the original show home. This property offers contemporary living in a highly sought-after Hagley location.

The property features a welcoming reception hall with a staircase to the first floor and a guest cloakroom with WC and pedestal wash basin. The stylish kitchen sits to the front of the house and is fitted with sleek, modern cabinetry and a full range of integrated appliances, including a slimline dishwasher, oven, gas hob with extractor, fridge freezer, and concealed boiler. An inset one-and-a-half-bowl sink completes the contemporary specification.

To the rear is an impressive L-shaped lounge/diner, perfect for modern family living, with an under stairs storage cupboard and patio doors opening directly onto the enclosed rear garden.



Upstairs are two double bedrooms. The master bedroom benefits from its own en suite shower room, while a well-appointed house bathroom serves the second bedroom. Outside, the property enjoys driveway parking for two cars and a private, enclosed garden. The home is within easy walking distance of open countryside and lovely rural walks, while also offering convenient access to Hagley village shops, restaurants, bars, and highly regarded schools. Excellent road links and Hagley train station make this a superb location for commuters.

With gas-fired central heating and PVCu windows and doors, this is a modern, low-maintenance home in a prime setting—ideal for first-time buyers, downsizers, or investors.

Construction – Conventional brick elevations with pitch tiled roof

Services – All main services are connected together with gas fired central heating to radiator

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

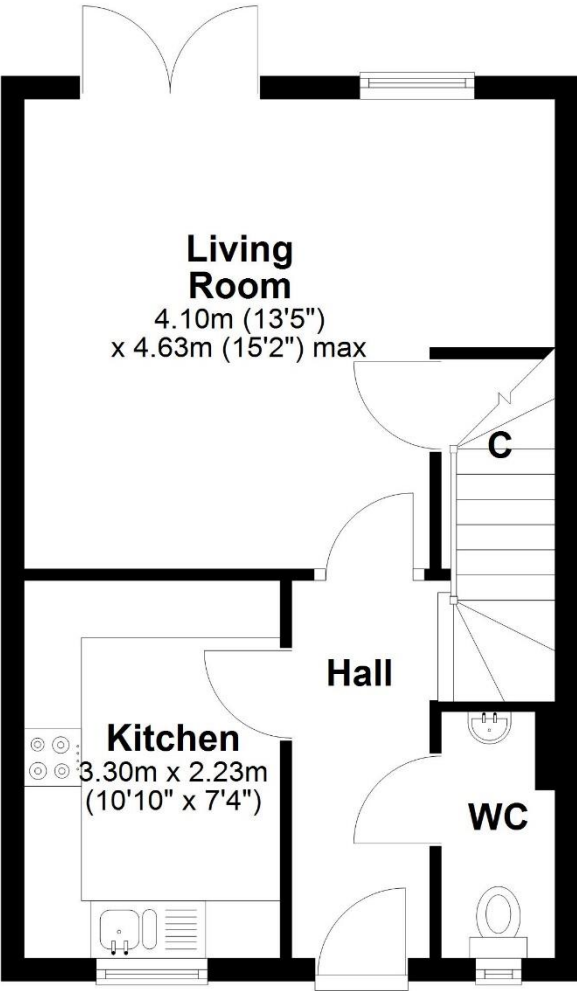
Tenure – Freehold
Council Tax Band – C
EPC rating – B



FLOOR PLANS

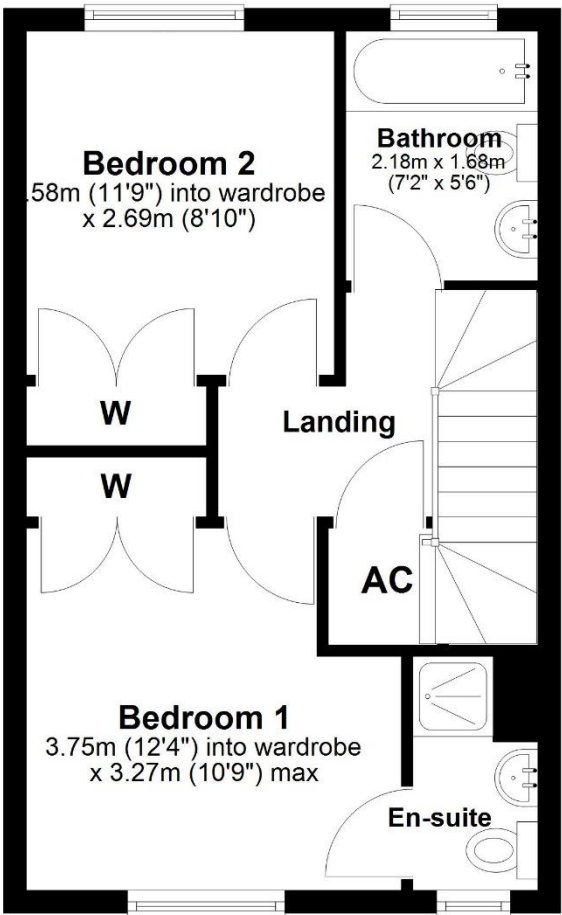
Ground Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 68.3 sq. metres (734.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A	81 B	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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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 checks, 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 non-refundable 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.