



The
LEE, SHAW
Partnership

2 BROOK CRESCENT
Hagley, Worcestershire, DY9 0QE



SPACIOUS FAMILY HOME

A delightful five-bedroom family home with beautifully planned living space, situated on a quiet cul-de-sac within easy walking distance of Hagley village.

The property offers generous and versatile accommodation, including two reception rooms, a stunning extended dining kitchen with central island, utility room, guest cloakroom, family bathroom, and en-suite shower room. It is also ideally suited for modern living, with both a separate home office inside the house and an additional outdoor office at the top of the garden, perfect for working from home.

The house is approached via gated access with an in-and-out driveway, providing ample parking. The generous rear garden enjoys a westerly aspect, allowing for afternoon and evening sun, making it ideal for family life and entertaining. The plot extends to approximately 0.12 acres.

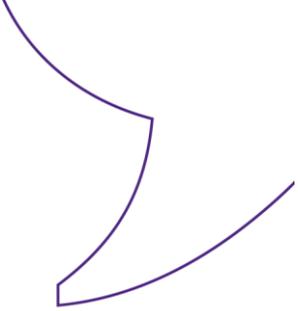
LOCATION IS KEY

Brook Crescent is a peaceful cul-de-sac location within walking distance of Hagley village, which offers an excellent range of shops, bars, and restaurants. For families, the area benefits from highly regarded schools including Hagley Primary School, Haybridge High School & Sixth Form, and Hagley Catholic High School.

For commuters, the property is well placed with convenient road links to Birmingham and Worcester, as well as easy access to the M5 motorway (Junctions 3 and 4). Hagley train station offers direct services to Birmingham and Worcester, with connections onward to London.

The property benefits from gas central heating and PVCu double glazing, including stylish replacement windows. The central reception hall features a staircase to the first floor, under-stairs storage, and access to a guest cloakroom with WC and wash basin.





The extended lounge provides a wonderful space to relax and entertain, with a fireplace incorporating an electric stove.

The extension benefits from a roof lantern providing excellent natural light and bi-fold doors opening onto the garden. A separate sitting room with a bay window to the front offers a versatile additional reception space, ideal as a TV room, playroom, or snug.

The heart of the home is the extended dining kitchen by Wren, featuring a central island with integrated sink, quality fitted units, a Rangemaster range cooker and wine chiller. Flooded with natural light from a roof lantern, the space opens beautifully to the garden via French doors and bi-fold doors, creating a seamless indoor-outdoor living space.



Happiness is Homemade



IDEAL FOR ENTERTAINING

A separate utility room provides additional storage and houses the boiler. What was formerly the garage has been converted into a home office, currently used by the owners as a beauty consulting room, with access from the hallway, utility room, and its own external front entrance.

The staircase rises to a split landing arrangement.

The principal bedroom is a spacious double with fitted wardrobes and views over the rear garden, complemented by a refitted en-suite shower room with shower, WC, and vanity basin.

There are four further bedrooms, four of which are doubles, while bedroom five is a good single or small double. Bedroom 2 also benefits from fitted wardrobes.

Additional information:

Tenure: freehold

Construction: brickwork part rendered with pitched tiled and flat roofs

Services: Main services all connected - gas water electricity & drainage

Broadband and mobile coverage:

<https://checker.ofcom.org.uk>

EPC rating: D

Council tax band: E







**WE DON'T SELL HOUSES,
WE SELL HOMES.**

GARDEN OF DREAMS

The family bathroom features a striking freestanding slipper bath, separate walk-in shower enclosure, vanity wash basin, and WC.

A hatch provides access to a spacious boarded loft space.

At the top of the garden is a brick-built home office with broadband, along with an additional storeroom, creating a quiet retreat for home working.

The rear garden includes a patio area perfectly positioned to enjoy the afternoon and evening sun. The garden currently features a putting green, cricket net and a built-in brick BBQ, with much of the lawn laid with AstroTurf, offering a low-maintenance yet spacious area for children to play and for outdoor entertaining, all with a good degree of privacy.



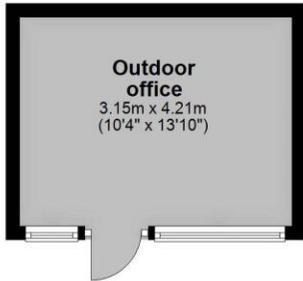


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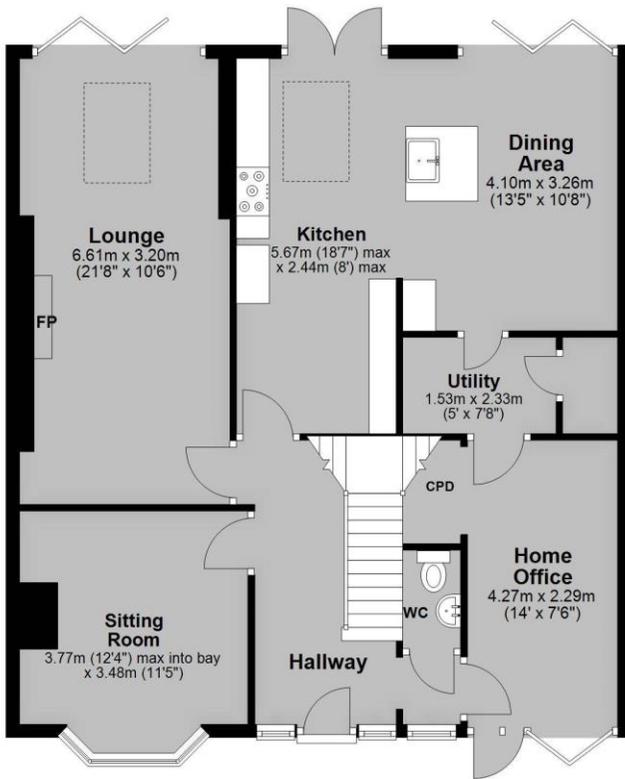
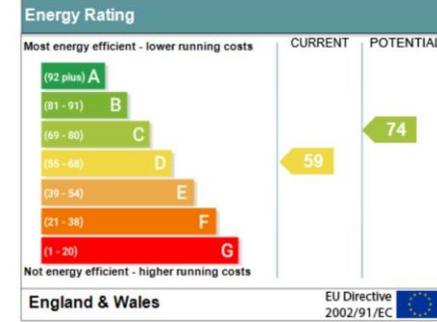
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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. 104.5 sq. metres (1125.3 sq. feet)

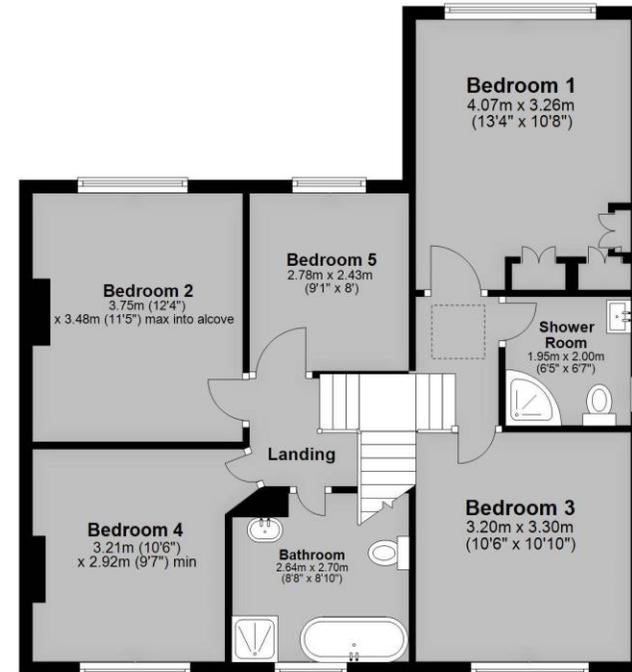


Address: 2 Brook Crescent, Hagley, STOURBRIDGE, DY9 0QE
RRN: 7136-6827-4500-0036-9206



First Floor

Approx. 72.3 sq. metres (778.2 sq. feet)



Total area: approx. 176.8 sq. metres (1903.6 sq. feet)

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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