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Oakwood, Western Road  
Hagley

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## Oakwood, Western Road, Hagley, DY9 0HZ

Oakwood is a striking, bespoke contemporary detached family home offering approximately **295 sq. m. (3,175 sq. ft.)** of high-quality living accommodation. Built by the current owners and completed in 2017, it combines thoughtful design with an impressive specification throughout.

Set in a secluded position close to open countryside and scenic walks off Western Road, the property is ideally located for all Hagley Village amenities, including highly regarded schools, the village train station and an excellent selection of shops, bars and restaurants.

The home is approached via an electrically gated entrance shared with one other property, leading to ample driveway parking and a **double garage**. The specification is exceptional, including **underfloor heating to both floors** (first floor with suspended concrete construction), **mechanical heat recovery and ventilation**, **Cat 6 wiring**, integrated sound system with HDMI speakers, Porcelanosa tiling, Duravit sanitary ware, intercom and CCTV, and a high-end kitchen. The gardens have been designed for ease of maintenance, creating a calm space to relax.



A fingerprint-recognition front door opens into a stunning double-height **reception hall** with wide staircase, glazed balustrading and excellent storage.

### Ground Floor

**Guest cloakroom** with wall-mounted WC and vanity basin

**Lounge** accessed via double doors, featuring a remote-controlled gas log fire and feature ceiling

**Formal dining room** with concealed downlighting

**Study**, ideal for home working, benefiting from full-fibre broadband connectivity

**Impressive open-plan living/dining kitchen**, the social hub of the home, with air conditioning, Silestone worktops, large central island with L-shaped breakfast bar, auto-closing wall cupboards, Quooker tap and a full suite of Miele appliances including double oven, microwave, dishwasher, induction hob and built-in Nespresso machine. Three sets of bi-fold doors open onto the rear garden

**Utility room** fitted to the same standard as the kitchen

Internal access to the **double garage** with remote sectional door and built-in storage





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### First Floor

The galleried landing leads to four generous double bedrooms:

**Principal suite** with air conditioning, dressing room (formerly bedroom 5) with fitted wardrobes and a luxury en suite featuring double sinks with Corian worktop, Porcelanosa tiling and a shower/steam room

**Second bedroom** with en suite wet room

Two further bedrooms, one with fitted mirrored wardrobes

**House bathroom**, also serving as a Jack & Jill to bedroom three, with bath, wet-room shower, vanity basin and wall-mounted WC

### Second Floor

The landing offers potential as a study area and leads to a **fifth bedroom**, which could also be used as a gym. A further shower room, fitted to the same high standard with Duravit fittings, completes this level.

Externally, the property features a **resin driveway and resin patio**, with **artificial lawn** for low-maintenance living. The **south-facing rear garden** offers excellent privacy and includes a wharf-wall water feature and gas fire with decked seating area, creating an ideal space for entertaining.







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**Tenure:** Freehold

**Construction:** Conventional masonry with pitched tiled roof;  
150mm cavity wall insulation

**Services:** Mains electricity, gas, water and drainage

**Broadband & Mobile:** See Ofcom checker

**EPC Rating:** B

**Council Tax Band:** G

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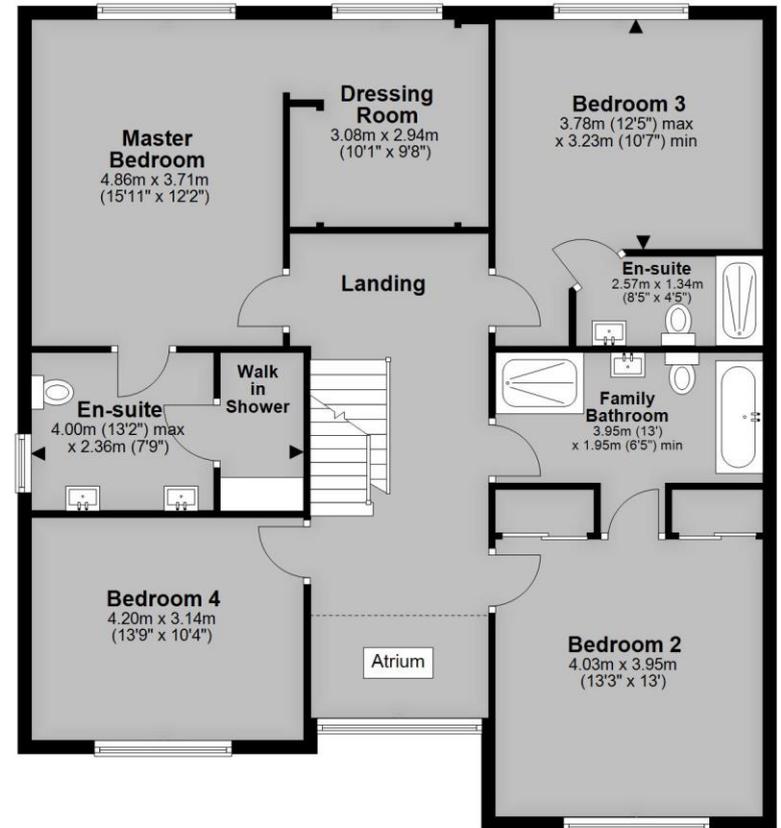
**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

# FLOOR PLANS

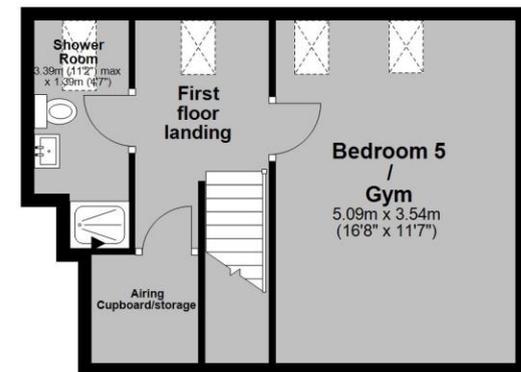
**Ground Floor**  
Approx. 170.5 sq. metres (1835.3 sq. feet)



**First Floor**  
Approx. 119.0 sq. metres (1281.0 sq. feet)



**Second Floor**  
Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 321.0 sq. metres (3454.9 sq. feet)  
Oakwood, Western Road, Hagley





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### SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road  
West Hagley, Worcestershire DY9 0NG  
Sales: (01562) 888111  
hagley@leeshaw.com www.leeshaw.com

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 ([https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)), 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.