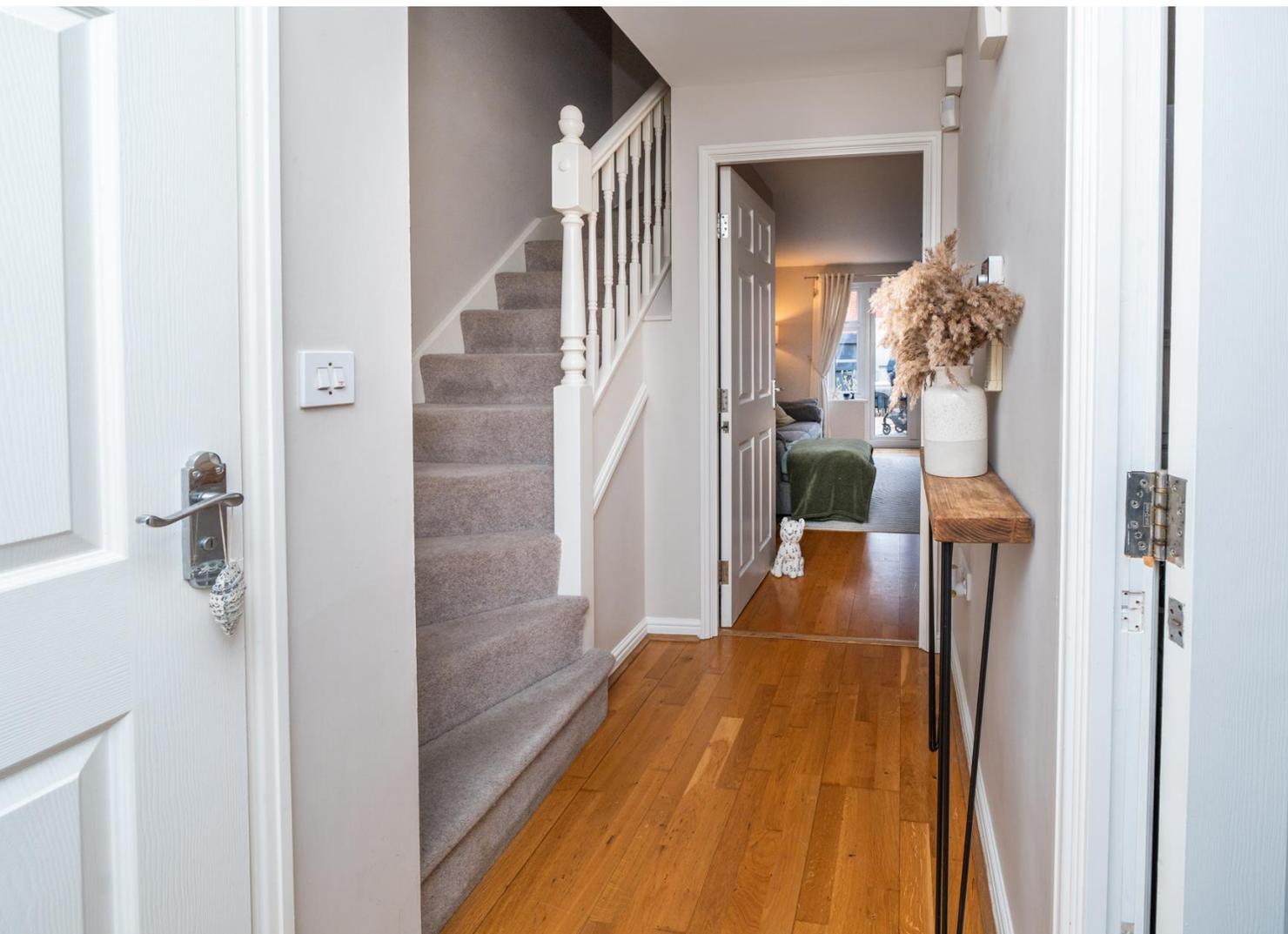




The
LEE, SHAW
Partnership

30 Chestnut Drive
Hagley, Worcestershire, DY9 0GH



MODERN FAMILY LIVING

Situated within walking distance of all the amenities Hagley village has to offer — including schools, shops, bars, restaurants and the railway station.

This well-presented three-bedroom end town house offers flexible accommodation arranged over three levels and is ideal for modern family living.

A particular highlight is the superb master bedroom suite occupying the second floor, complete with a refitted en-suite shower room.

The first floor provides two further double bedrooms and a family bathroom, while the ground floor features a welcoming reception hall, kitchen, utility room and a spacious lounge/diner with French doors opening onto the rear garden.

To the rear of the property are two allocated parking spaces.



GROUND FLOOR

The property is approached via a canopy porch leading into a central reception hall with oak-finish flooring and a staircase to the first floor. The former guest cloakroom has been repurposed as a useful utility room, fitted with storage cupboards and space for a tumble dryer.

- The kitchen is fitted with a range of base and wall units, a one-and-a-half bowl inset sink, integrated oven, hob and extractor hood, with space for a fridge/freezer.
- The floor is finished in high-gloss tiling, and the central heating boiler is concealed and understood to be under warranty.
- To the rear, the lounge/diner continues the oak-finish flooring from the hallway and features a practical under stairs cupboard.
- French doors open directly onto the courtyard garden, creating an excellent space for indoor-outdoor living.



FIRST & SECOND FLOOR LIVING



- Bedroom two is positioned to the rear and benefits from stylish fitted double wardrobes. Bedroom three is also a double room, enjoying two windows to the front aspect.
- The family bathroom comprises a bath with shower over (including rainfall shower head and handheld attachment), pedestal wash basin and low-level WC.
- The naturally lit landing features a Velux roof window, an airing cupboard and access to loft storage. The master bedroom suite offers two double built-in wardrobes and a dormer window to the front. The refitted en-suite includes a large shower enclosure, Velux roof window, pedestal wash basin and concealed-cistern WC.

Additional Information

Tenure: Freehold

Services: All mains services connected

Heating: Gas-fired central heating

Council Tax Band: D

EPC Rating: C

Broadband & Mobile Coverage: <https://checker.ofcom.org.uk>

Construction: Conventional brickwork elevations with pitched tiled roof



OUTSIDE SPACE

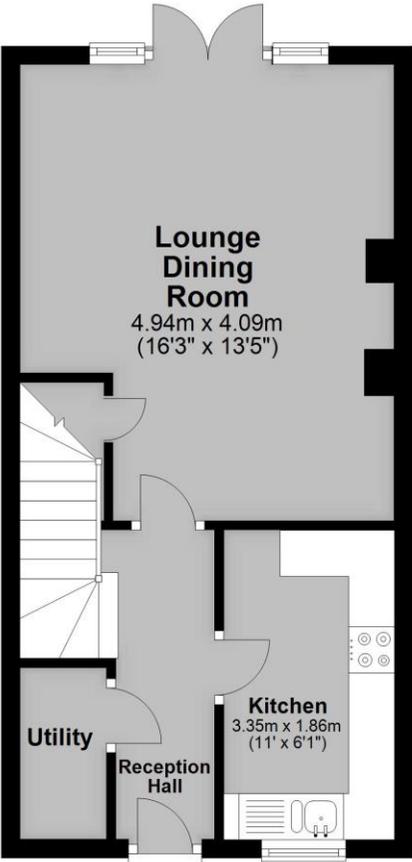
- The rear courtyard garden is fully paved for ease of maintenance, making it an ideal space for relaxing and entertaining, also benefitting from a southerly aspect.
- Beyond the garden are two side-by-side parking spaces, accessed via a shared archway from Chestnut Drive.
- There is a nearby children's play area and access to attractive rural walks further enhance the location.





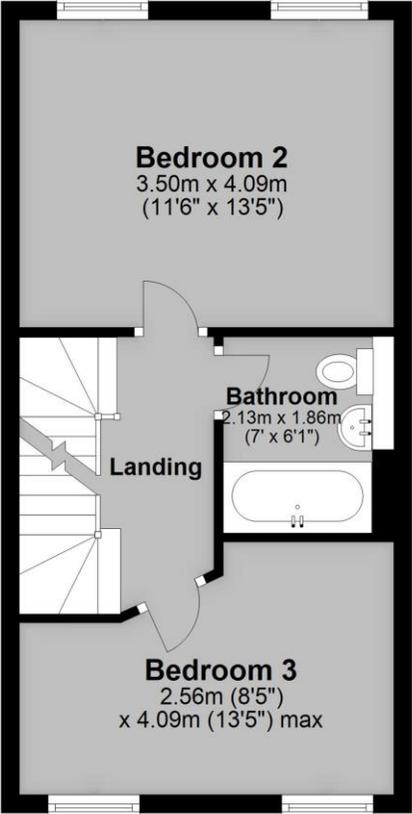
Ground Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



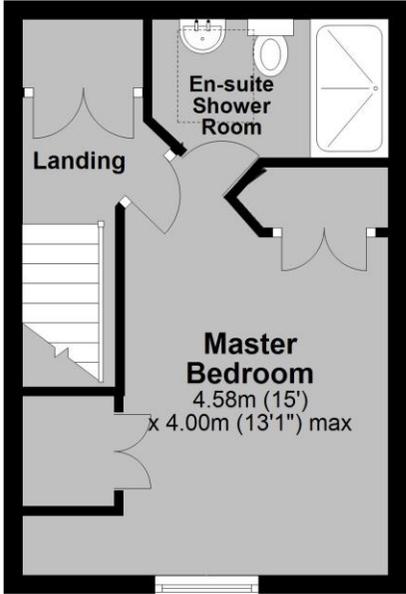
First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



Total area: approx. 92.8 sq. metres (999.2 sq. feet)

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VALUE. SELL. LET.

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

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