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Hadcroft Grange
Stourbridge

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29 Hadcroft Grange, Stourbridge DY9 7EP

This surprisingly spacious modern, 3 Bedroom Link-Detached property offers scope for updating and further improvement and is enhanced by a Detached Double Garage and Driveway parking, which together with its convenient location, makes it well worth inspection to fully appreciate.

The property is well placed for local amenities/schools, Stourbridge Railway Station with services to Birmingham/Worcester and beyond, together with the nearby Merry Hill Shopping Centre providing a wide range of retail outlets/restaurants and there is excellent road access for the M5 Motorway, ideal for commuting.

With gas central heating, double glazing and comprising: Reception Hall, Guest Cloakroom, Dining Room, Lounge, Snug, Kitchen, Utility, Landing, 3 Bedrooms and Shower Room.

OVERALL, A PROPERTY READY TO BE TRANSFORMED AND PERSONALISED – OFFERED WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Reception Hall with side entrance door, laminate floor, stairs to 1st Floor and Guest Cloakroom with wc, basin, part tiled walls and window.

There is a separate Dining Room to the front, together with a Lounge having a mantel fireplace with hearth, front window and display cupboard. A glazed screen and small paned glazed doors open to the rear Snug having oak floor and patio door to the Garden.

The Kitchen is accessed from the Snug and the Reception Hall and has a range of wall/base cupboards, worktops, tiled splash backs, 2 sink bowls with mixer tap, Neff built-in oven, Neff 4 ring gas hob, small breakfast bar, strip light and rear window. A door leads to the Utility having appliance spaces, built-in cupboard, Worcester gas central heating boiler and rear window and door to the Garden.

On the 1st Floor there is a Landing with spindle balustrade to stairs, loft access, side fixed window, Store and doors to 3 Bedrooms & Shower Room.

Bedroom 1 is a generous size with a range of wardrobes to one wall with 4 sliding mirror doors, 2 double cream built-in wardrobes and 9 drawer corner unit and rear window.

Bedroom 2 has a built-in double wardrobe and Bedroom 3, 2 double built-in wardrobes with top cupboards.

There is a Shower Room with modern white suite having shower with low level disability access enclosure, wc, semi-recessed basin with vanity cupboard below, side window and chrome ladder radiator.

Outside there is a Detached Double Garage with electric door and side UPVC pedestrian door.

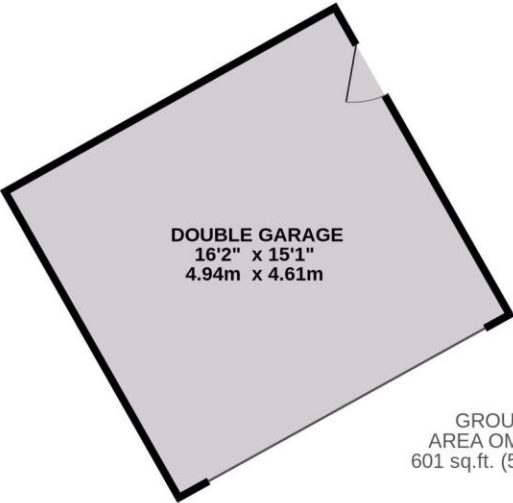
At the front, there is a lawn and border, block paved Driveway leading to the Garage and with side wrought iron gates. These open to a block paved side area with further paved area behind the Garage and side conifers. This leads round to the Rear Garden which tapers to the rear, having a paved/block paved split level patio, pond, small lawn, rear block paved area and conifers to side.



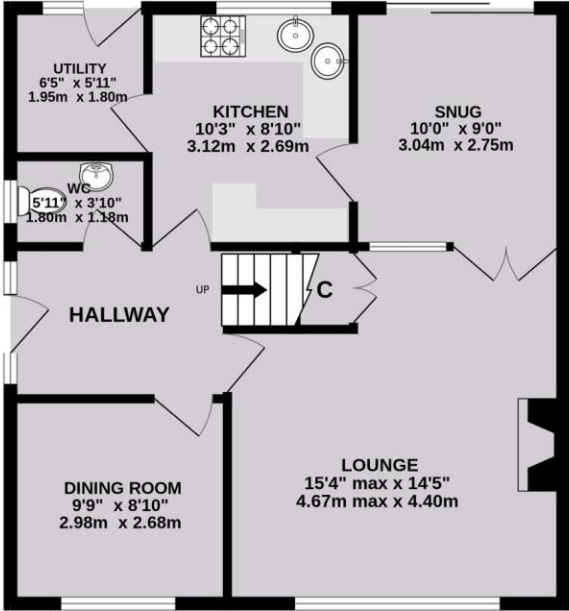
FLOOR PLANS

Tenure: Freehold

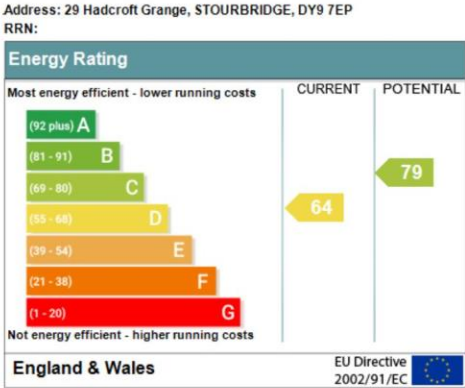
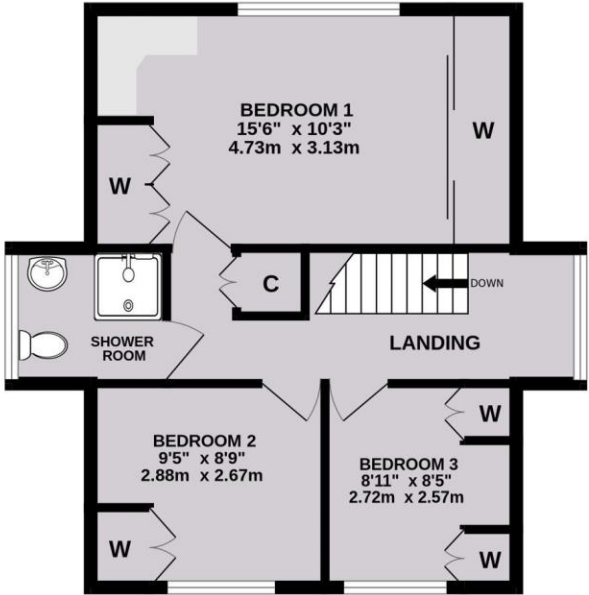
Council Tax Band: D



GROUND FLOOR
AREA OMITS GARAGE
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Worcester House, 64 Hagley Road
Stourbridge, West Midlands DY8 1QD

Sales: (01384) 396066
stourbridge@leeshaw.com www.leeshaw.com

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