



**36 Station Road,
Hagley,
Stourbridge, DY9
0NU**

£395,000



**WALTON
&
HIPKISS**

36 Station Road
Hagley
Stourbridge
DY9 0NU



Living room

14'5" (max) x 11'11" (max)

Accessed from the front porch, the living room is a welcoming and well-proportioned space, offering plenty of natural light. Positioned just off the kitchen/dining area, it provides a practical layout and a seamless flow through the ground floor, making it well suited to both everyday living and entertaining.

Open Plan Kitchen/Dining room

17'9" (max) x 10'11" (max)

This welcoming open plan kitchen and dining room offers a bright and spacious area for cooking and enjoying meals. It flows seamlessly into the living room, which provides ample space for relaxing and entertaining, with large windows letting in plenty of natural light. The utility room is neatly tucked away, offering practical space for laundry and storage. A convenient WC is also located on this floor.

Utility Room

9'5" x 3'5"

The utility room is a practical space, perfect for laundry and additional household storage, positioned conveniently off the kitchen area.

Bedroom 1

11'06" (max) x 10'08" (max)

Bedroom 1 is a generously sized double room, bright and airy, offering ample space for a comfortable bed and additional bedroom furniture.

Bedroom 2

11'08" (max) x 9'10" (max)

Bedroom 2 is another spacious double, providing a peaceful retreat with enough room for various furniture arrangements.

Bedroom 3

8'3" (max) x 7'11" (max)

Bedroom 3 is a smaller room, ideal as a single bedroom, nursery or home office, with a window that allows natural light to fill the space.

Bathroom

5'11" x 5'9"

The bathroom is neatly presented with a bath, WC and wash basin, designed for everyday convenience.

Garage

16'3" x 8'1"

This versatile garage offers secure parking with good internal dimensions, easily accessible from the utility room.

Kitchen / Dining Area

This kitchen-dining area combines functionality with a modern finish. Cream-coloured cabinets offer ample storage, complemented by built-in appliances including an oven and extractor hood. The laminate flooring extends throughout, adding a contemporary feel. Double patio doors open out onto the garden, providing a pleasant view and easy access to the outdoors, perfect for dining or entertaining.

Hallway

The entrance hall provides a neat and welcoming introduction to the home. Painted in a calming blue tone, it features a modern front door with glass panels that allow natural light to enter. A radiator is positioned on one wall, and the laminate flooring matches that of the kitchen and utility area, creating a cohesive feel through the ground floor.

Bedroom 4

A smaller bedroom decorated with a playful sea life theme in muted tones, perfect for a child or guest. A single window with blinds illuminates the room, and a radiator is placed beneath it. The carpeted floor and soft colours create a cosy and inviting space, with a wooden door and a small built-in cupboard for additional storage.

Rear Garden

The rear garden is enclosed by wooden fencing, offering a private and secure outdoor space. It features a lawn area that is perfect for relaxing or family activities, along with a paved patio area suitable for outdoor seating or dining. There is also a small shed for storage, and the garden benefits from a sunny aspect, ideal for enjoying in warmer weather.

Front Exterior

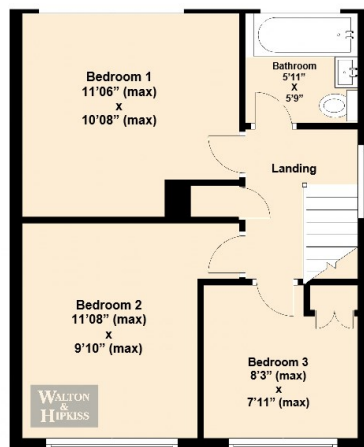
The exterior presents a semi-detached home with a mix of brick and dark cladding to the front facade. The driveway provides off-road parking and leads to an integral garage. The entrance is marked by a black door under a covered porch, creating a welcoming first impression.





36 Station Road, Hagley, Stourbridge, DY9 0NU

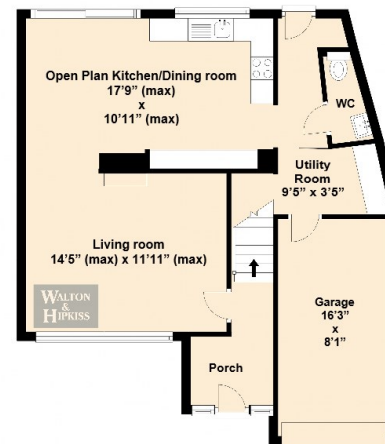




**WALTON
&
HIPKISS**

First Floor

This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.



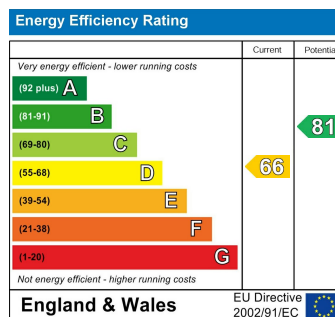
**WALTON
&
HIPKISS**

Ground Floor

This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

EPC Rating: D
Council Tax Band: C



CONTACT

111 Worcester Road
Hagley
Worcestershire
DY9 0NG

E: hoffice@waltonandhipkiss.co.uk
T: 01562 886688
<https://www.waltonandhipkiss.co.uk/>

**WALTON
&
HIPKISS**