



17 Station Road, Hagley, Stourbridge, West Midlands DY9 0NU



FIRST IMPRESSIONS CAN BE DECEIVING!

You must view this amazing, exceptionally large Edwardian semi-detached house which has been re-planned internally to provide very desirable and flexible family accommodation with extensive south facing gardens, situated in the Hagley conservation area.

TAKE A LOOK

Reception hall, fitted cloakroom, lounge, sitting room, snug, dining room, spacious fitted kitchen/breakfast room, staircase to family room, spacious utility/hobbies room, principal bedroom with ensuite bathroom & dressing area, 3 further double bedrooms, shower room, extensive landscaped gardens. Gas boilers/radiators.

Offers in the region of £599,995

MSQ8503

SITUATION

This property is situated in the Station Road Conservation Area. Hagley Village provides a good selection of shops and general amenities. This property is well located for easy access to Hagley Railway Station but more importantly is within walking distance of Hagley Roman Catholic High School and Haybridge High School both of which are in Brake Lane and the Hagley Primary School in Park Road

The accommodation is planned on three floors and comprises on the ground floor:

Front door featuring leaded lights with coloured glazing and matching side panels leading to:

RECEPTION HALL (Side) 1.79m inc width of stairs x 3.53m (5' 10" inc width of stairs x 11' 6")

With cabinet concealing electricity meters and double panel radiator, coving to ceiling, ceiling rose, staircase leading off to first floor with turned newel post with polished handrail and spindle balusters with recess beneath, floor hatch to cellarette. Passageway leading off with original archways and a further door to outside. Smoke detector.

LOUNGE (Front) 4.48m x 4.28m into bay (14' 8" x 14' into bay)

With bay window featuring leaded lights at high level with coloured glazing, sash window to side, coving to ceiling, ornamental ceiling rose, focal point fireplace with impressive surround, ceramic tiled fascia, hearth and gas fire.

SITTING ROOM (Side and rear) 3.53m x 3.93m (11' 6" x 12' 10")

Approached via double doors with multi-paned glazing, with sash windows, focal point fireplace with impressive fire surround, ceramic fascia, double panel radiator, coving to ceiling.

FITTED CLOAKROOM (Side)

W.C with low level flush, suite wash-hand basin, wall-mounted 'Vaillant' central heating boiler, rear window, panelling to wall, pine door leads to:

SNUG (Side) 3.89m max into recess x 2.99m (12' 9" max into recess x 9' 9")

With quarry tiled floor, recess with wood burning stove with pine surround, built-in cabinet with range of pine drawers beneath, sash window to side, double panel radiator with radiator cover, ornamental panelling to dado height, coving to ceiling, ceiling rose, pine door leads to:

DINING ROOM (Side) 4.02m into bay x 4.33m (13' 2" into bay x 14' 2") plus 1.88m x 1.76m (6' 2" x 5' 9")

With double French doors opening to side gardens with matching side double glazed windows, polished slate floor finish, two ceiling roses, panel radiator, feature reclaimed beam, access to roof space, staircase case leads off to family room with steps leading down to:

FITTED KITCHEN/BREAKFAST AREA 6.72m x 4.10m (22' x 13' 5")

With range of base units with cupboards beneath, base unit with drawers beneath, dark granite work surface areas with deep glazed 'Villeroy & Boch' sink with mixer tap, range of wall cupboards, recessed LED spotlights to ceiling, ceramic splashbacks, 'Rangemaster Elan' cooker with 6 gas burners and fan assisted electric ovens and grills beneath, "AEG" dishwasher and built-in fridge, central island with wine rack and cupboard, further understairs storage, (note, the air conditioning unit is no longer operational).

BREAKFAST AREA

With double glazed side windows to three sides, double glazed panels to roof, built-in storage cabinets and window seats, exposed reclaimed beam at side, open at upper level to the family room.

Door leading to:

UTILITY ROOM 4.07m x 4.12m (13' 4" x 13' 6")

Fitted with an extensive range of painted cabinets with dark granite effect work surface areas and deep glazed sink, mixer tap, range of wall cupboards, recessed LED spotlights to ceiling, slate finish to floor, double panel radiator, wall-mounted 'Baxi' gas fired central heating boiler, two windows with multi-paned effect with aspect onto courtyard and gardens, door leading to gardens, plumbing for automatic washing machine.

FAMILY ROOM with GALLERIED LANDING (approached from staircase in dining room) 4.01m x 8.41m (13' 1" x 27' 7")

With polished boarded floor, smoke detector, double panel radiator, reclaimed exposed beam to ceiling, two double panel radiators, stable door at rear with external staircase leading to gardens, side double glazed windows, recessed LED spotlights to ceiling, access to roof space.

The accommodation on the first floor is approached from staircase leading from reception hall and comprises:

FIRST FLOOR LANDING 1.79m including width of stairs x 3.63m plus passage (5' 10" including width of stairs x 11' 10" plus passage)

With side sash window, smoke detector, ornamental coving to ceiling, passageway leading off with original decorative dual archways. The staircase leads to;

BEDROOM TWO (Front) 4.50m max x 3.67m (14' 9" max x 12')

With three sash windows, double panel radiators, ornamental coving to ceiling.

BEDROOM THREE (Side) 3.52m x 3.89m (11' 6" x 12' 9")

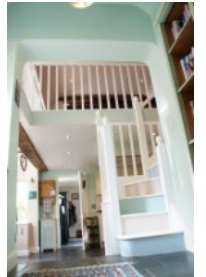
With two sash windows, two panel radiators, ornamental cast iron fire surround, dado rail.

SHOWER ROOM (Side) 2.20m x 2.04m (7' 2" x 6' 8")

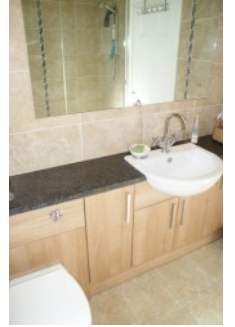
Comprising: large walk-in shower with wall-mounted shower, w.c.with concealed flush, wash-hand basin, counter top basin with range of cabinets beneath, work surface above, ceramic tiling to walls, range of recessed spotlights to ceiling, mirror to wall, side sash window with opaque glass, heated towel rail, extractor fan.

BEDROOM FOUR (Side) 3.00m x 3.91m (9' 10" x 12' 9")

Large sash window to side, double panel radiator, ornamental coving to ceiling, dado rail.







The accommodation on the first floor is approached from staircase leading from the landing with side window, smoke detector and panelled door leading to:

PRINCIPAL BEDROOM (Irregular shaped room forming three sections)

Middle section 4.47m x 3.04m (14' 7" x 10') with two double glazed 'Velux' roof lights, panel radiator, range of LED spotlights to ceiling.

Front section 3.68m max x 4.04m including stairwell (12' max x 13' 3" including stairs) with two double glazed 'Velux' style windows, panel radiator, range of built-in wardrobes, access to roof space.

Rear dressing area 0.92m plus wardrobes x 3.61m (3' plus wardrobes x 11' 10") with built-in wardrobe and shelving beneath eaves, panelled door leads to:

ENSUITE BATHROOM 1.76m max (with sloping roof) x 4.15m max (5' 9" max (with sloping roof) x 13' 7" max)

Comprising: w.c. with low level flush, vanity unit with mixer tap, pop-up waster, ceramic tiled splashback, glazed shelf with wall light above, shaving point, panelled bath with side controls, mixer tap, wall-mounted shower with ceramic tiling to surround of bath, two 'Velux' roof lights, LED spotlights to ceiling, mosaic tiled-effect finish to floor, extractor fan.

REAR AND SIDE GARDENS

The ornamental wrought iron gates accessed from the driveway lead to a small courtyard area with stoned finish. A second wooden gate leads to a further courtyard area and painted shed. The expertly landscaped gardens have been designed to form three interesting areas. A pleasant sitting area with raised decking looks on to gardens with interesting shrubs and lawned area. Following the pathway with pergola is a further secluded sitting area with lawn and an abundance of shrubs. At the end of the garden is a shaded area with stone finish to pathways, raised planters, rockery area and mature trees.

TENURE

We are advised that the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES

Mains gas, water and electric are connected. There are two gas combi boilers. A 'Vaillant' boiler serves the front section of the house and a further boiler located in the utility room serves the rear section of the house, both provide domestic hot water. The air conditioning unit in the kitchen is not operational. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

NOTE

The property has a wealth of original features including Sash windows. Certain windows have secondary glazing and are double glazed where stated.

FIXTURES AND FITTINGS

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets are included, certain other items may be taken at a valuation to be agreed.

VIEWING


Strictly by prior telephone appointment via agents.

ROUTE TO THE PROPERTY

From the Agent's office in Quinton, proceed down College Road into Spies Lane, over the traffic island into Manor Lane (A456) with the Royal Oak Public House on your left. Proceed to the traffic lights and turn right into Manor Way with the BP Petrol Station on your left. At the traffic island go straight on (second exit) follow the Halesowen By-pass to the next traffic island (Hayley Green) (Waterfields new housing development on the right) keep left along the A456, at the next island go straight over and again to the next island straight on down Hagley Hill. At the bottom of Hagley Hill straight over the traffic lights to the next island, at this island take the fourth exit on to Park Road. Proceed down the hill over traffic bumps and past Hagley Primary School at the bottom of this road at the traffic lights proceed into Station Road where the property is found on the left hand side.



Floor plans for illustration purposes only. Not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT : All figures quoted are exclusive of VAT where applicable. **Rating**

Assessments : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).

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