



Mill Cottage, Middlefield Lane, Hagley, DY9 0PY

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## Mill Cottage, Middlefield Lane, Hagley, DY9 0PY

Located on arguably one of the most sought after addresses in Hagley, lies this charming four bedroom semi detached cottage having been sympathetically redesigned by the current sellers now showcasing a fantastic family home. Offering excellent school catchment and the abundance of amenities the nearby

High Street offers, the property further benefits from being a stones throw from Hagley Train Station, calming trails over nearby open countryside and commutable distance to M5's Junction 4. To give prospective buyers an insight into the accommodation on offer, beyond its large chipping stone driveway leads into an entrance hall, well appointed snug with bespoke cabinetry and space for log burning stove, stunning kitchen diner providing a great space to entertain friends and family with centre island, skylight windows and access to garden, separate lounge for those evening retreats, boot room and downstairs cloakroom providing an essential sense of practicality with access to garage. Continuing upstairs off it's large L-shaped landing with skylight window leads to the master bedroom with fitted wardrobes and dressing area, guest bedroom and two further bedrooms, one currently servicing as a home office.

Completing the upper floor is a timeless family bathroom finished with freestanding clawfoot bath, separate shower with the added benefit of a further beautifully presented shower room adjoining the guest bedroom. Outside a decorative chipping stone seating area and well maintained lawn rounds off the garden with gated side access leading to the front of the property. Finally accessed off the kitchen diner is a cellar with light and power providing further useful storage space. Properties such as these really are genuine rare finds and an opportunity not to be missed.





### **Front of The Property**

With a large chipping stone driveway providing parking for ample cars, raised sleeper borders housed with mature planted shrubs, security lighting, further outdoor lighting, double doors leading to garage and gated side access leading to the rear of the property.

### **Entrance Hall**

With a double glazed composite door leading from the front of the property, door to snug, stairs to the first floor landing, tiled floor and a central heating radiator.

### **Snug**

12'1" x 11'9"

With doors leading from the entrance hall and kitchen diner, built in cabinetry below floating shelves, space for log burning stove with exposed brick surround, slate hearth and decorative mantle, wooden floor, double glazed window to front and a traditional column central heating radiator.

### **Kitchen Dining Room**

23'3" x 16'0" max

With doors leading from the snug, lounge, boot room and cellar, this high quality solid wooden shaker-style kitchen offers a range of base units including corner pull-out drawer, quartz work surfaces and complementary upstands, double Belfast sink with drainer grooves, space for range master-style cooker with extractor hood above, integrated dishwasher, space for tall standing fridge freezer, pantry and drinks cabinet, free standing centre island with inset microwave, four seater breakfast bar complete with solid wood work surface, comfortable seating and dining space, recessed spotlights, wooden floor, two skylight windows, double glazed windows and door to rear and two traditional column central heating radiators.

### **Lounge**

14'9" x 10'2"

With a door leading from the kitchen diner, comfortable seating space, decorative log store, double glazed window to side, further double glazed window and door to rear, central heating radiator and further traditional column central heating radiator.



### **Boot Room**

7'10" x 5'10"

With doors leading from the kitchen diner, WC and garage, plumbing for washing machine, space for tumble dryer, belfast sink with wooden work surface, feature tongue and groove panelling, coat rack, door to garden, recessed spotlights, tiled floor and a central heating radiator.

### **Cloakroom**

With a door leading from the boot room, WC, wash hand basin and tiled floor.

### **Landing**

With stairs leading from the entrance hall, doors to various rooms, skylight window and recessed spotlights.

### **Master Bedroom**

11'9" x 11'5" into wardrobes

With doors leading from the landing and dressing room with double glazed window to front, light and power, fitted wardrobes, feature fireplace with tiled hearth, further double glazed window to front and traditional central heating radiator.

### **Guest Bedroom**

12'9" x 10'2"

With a door leading from the landing, double glazed window to rear and a central heating radiator.

### **Bedroom Three**

12'1" x 11'5" max

With a door leading from the landing, double glazed window to front and a central heating radiator.



#### **Bedroom Four**

8'2" x 7'10"

With a door leading from the landing, double glazed window to rear, loft access and a central heating radiator.

#### **Bathroom**

With a door leading from the landing, claw foot roll top free standing bath with shower attachment, separate shower cubicle with waterfall shower head and tile surround, WC, wash hand basin, tiled splashback, recessed spotlights, tiled floor, double glazed window to rear and a chrome heated towel rail.

#### **Shower Room**

With a door leading from the landing, walk-in shower with waterfall shower head, shower screen and tiled surround, WC, wash hand basin, tiled splashback, small storage cupboard, tiled floor, recessed spotlights, double glazed window to side and a chrome heated towel rail.

#### **Garage**

10'2" x 9'6"

With double doors to front, wall mounted central heating boiler, door to boot room, power and light.

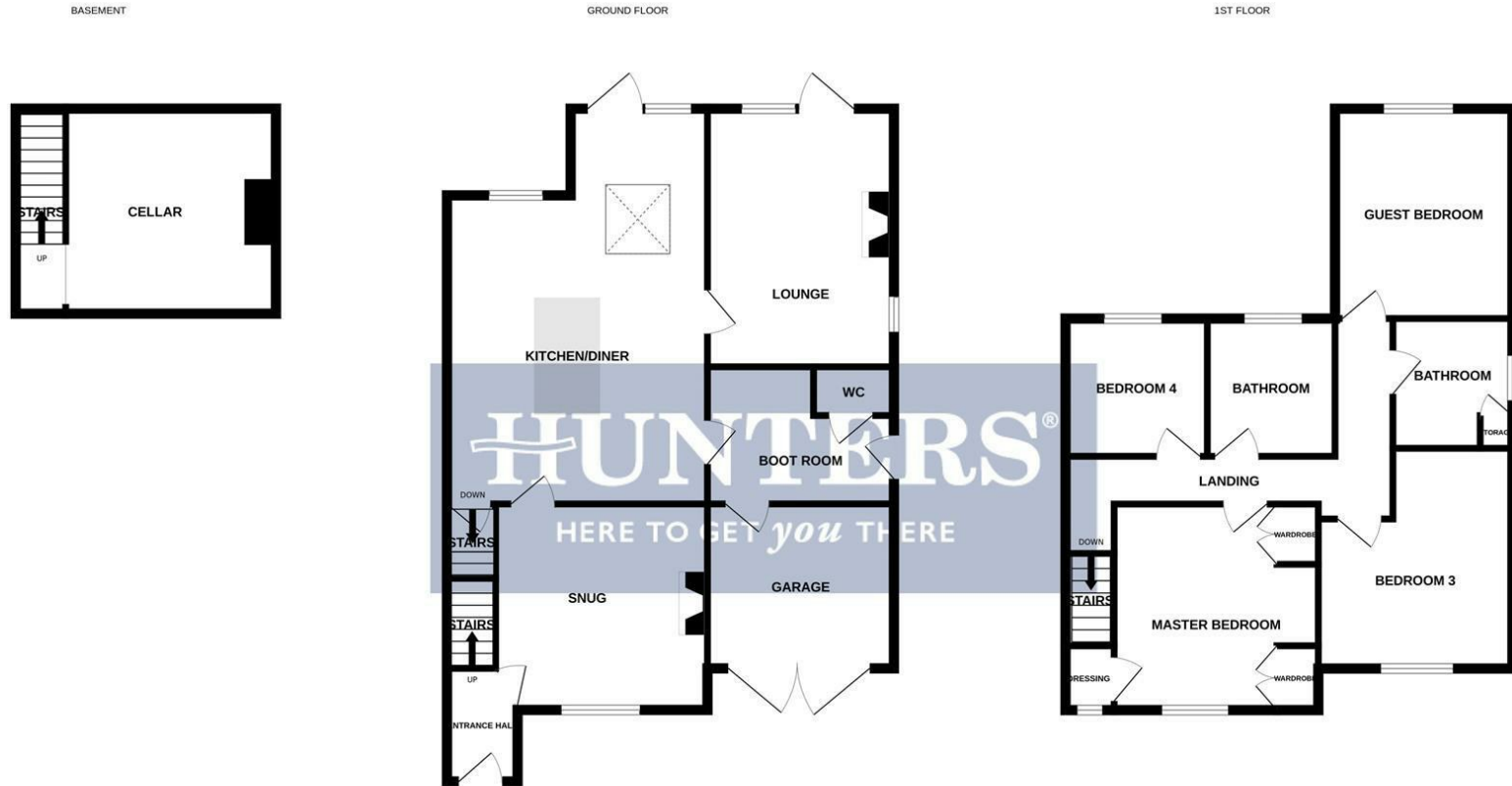
#### **Cellar**

With a door and stairs leading from the kitchen diner, additional storage space, light and power.

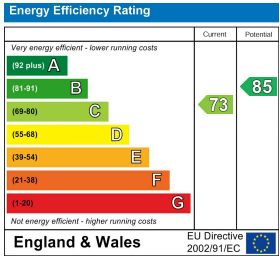
#### **Garden**

With double glazed doors leading from the kitchen diner and snug to a chipping stone seating area, well maintained lawn with mature shrub bordering, outdoor lighting and gated side access leading to the front of the property.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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**Viewing Arrangements**

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