

Andrew Grant
PRESTIGE & COUNTRY



West Winds

Hagley, DY9 0PY

West Winds

67 Middlefield Lane, Hagley, DY9 0PY

5 Bedrooms 5 Bathrooms 5 Reception Rooms 0.4 Acres

“The epitome of modern family living”...

Scott Richardson Brown CEO

- This sophisticated five-bedroom home in Hagley boasts contemporary design and high-end finishes throughout, with a dedicated focus on crafting a luxurious and comfortable family environment.
- At the heart of this residence lies its expansive open-plan kitchen, showcasing top-of-the-line Miele appliances, a striking statement island and a floor-to-ceiling gable window, complemented by bi fold doors.
- Great for entertaining, this home features a dedicated cinema and games room, a private dining room and a gym.
- The opulent master bedroom suite includes a lavish en-suite bathroom, a stunning walk-in wardrobe and doors that lead on to a Juliet balcony.
- A flexible office space is designed for modern living, whether you need a quiet area for focused work or a place for creative inspiration.
- The impressive garden offers a seamless blend of areas for relaxation and recreation, whilst the child's play area ensures endless fun for little ones.

5,199 sq ft (483 sq m)

Offers in excess of £1,750,000





Meticulously crafted without any compromises, exuding unparalleled elegance and sophistication.

Welcome to West Winds, a truly exceptional family home nestled within one of the most prestigious addresses in Hagley.

Upon entry, you are greeted by a welcoming reception hall, complete with a staircase that ascends to an elegant galleried landing. The home is adorned with underfloor heating throughout and features luxurious spaces such as a cinema/games room.

The expansive and beautifully designed open-plan family room combines the kitchen, living and dining area, sitting room and dining room.

Four of the five spacious double bedrooms boast en-suite facilities featuring Porcelanosa suites. The master suite features a walk-in wardrobe and expansive views from a charming Juliet balcony.

Externally, West Winds is enveloped by meticulously landscaped gardens and a spacious patio area. The property is further complemented by a double garage and ample parking, all secured behind electric gates, ensuring both privacy and convenience.





The driveway & double garage

Secured by electronically operated gates and intercom system, the meticulously maintained driveway is edged by beautifully designed planting and strategically placed lighting. The driveway provides access to both the side of the property and the double garage.

The garage features an electric up-and-over door and internal doors that connecting it to the games/ cinema room.





The reception hallway

The sense of arrival upon entering through the open porch and arched double front doors is truly magnificent. You are immediately greeted by a fully vaulted reception hall, accentuated by a stunning hardwood staircase that gracefully ascends to the galleried landing above.



Bathed in natural light from the large front-facing windows, this luxurious hallway boasts oversized ceramic floor tiles that elegantly lead you to the ground floor accommodation.





The open-plan family room

The heart of this home is undeniably its breath taking open-plan room, featuring a vast Apex window and bi fold doors that flood the space with natural light.

This expansive family room seamlessly integrates a state-of-the-art kitchen, an inviting dining area and a contemporary and comfortable living space.



The kitchen

The kitchen features oversized ceramic floor tiles, a sleek chrome heated towel radiator and double inset sinks. The pristine white gloss fitted wall and base units harmoniously blend with a striking statement island, complete with a breakfast bar and complementary work surface.

Miele integrated appliances further elevate the kitchen's appeal, encompassing three ovens, including a steam oven and microwave, a plate warmer, dishwasher, fridge/freezer, five-ring gas hob with an inset extractor fan and a dedicated wine fridge.



A distressed wooden cabinet with a greenish-blue frame and a light-colored, peeling-paint finish. It features glass-fronted upper doors displaying a white teapot and other ceramic items. The lower section has solid wooden doors and drawers. A small bird figurine sits on top of the cabinet.

A dining table with a light grey top and dark legs, surrounded by blue and grey upholstered chairs with silver lion head finials. A large white vase filled with white orchids serves as the centerpiece. Two glass spheres are placed on the table. The room has a high ceiling with recessed lighting and a light-colored tiled floor.

A living area featuring a brown leather sofa, a wooden coffee table, and a television mounted on the wall. A framed picture of a tree is also visible on the wall.

A wooden door with a glass panel, set in a light-colored wall.





The living area

Flawlessly connecting to the kitchen, the living area is thoughtfully equipped with a wall mounted TV, pre-wired for a surround sound Harmon/Kardon speaker system to further enhance the experience.

Completing this luxurious setting, another set of bi fold doors seamlessly extends the living space outdoors, perfect for indoor-outdoor living and entertaining with family and friends.

The utility room

A doorway from the kitchen conveniently connects to the utility room. Thoughtfully designed with the continuation of the oversized ceramic floor tiling, wall and base units, a sink with a drainer and ample space and plumbing provisions for white goods.

Adjacent to the utility room, the boiler room is furnished with fitted wall and base units and a practical laundry chute.



The cloakroom

This practical cloakroom features a sophisticated Porcelanosa suite, complete with a low-level WC and a washbasin elegantly set upon a vanity unit.

The cloakroom is tastefully finished with oversized ceramic tiles to both the floor and walls, adding a touch of refinement to this essential area on the ground floor.





The cinema and games room

The exceptional cinema and games room features elegant solid wood flooring and expansive bi fold doors that seamlessly connect to the patio area.

Although currently utilised a cinema and games room, this versatile space also offers the potential to be transformed into an additional reception room.



Along with a TV point, high-definition projector, paired with a drop-down screen, this generously sized room also has ample space to accommodate a pool table or full size snooker table.



The sitting room

The exquisitely stylish sitting room exudes a delightful sense of space and sophistication. The room features elegant wooden flooring and a captivating feature fireplace with a marble hearth and log burner. Three stunning sash windows to the front flood the room with natural light, whilst enhancing its aesthetic appeal.





The dining room

This refined dining room is perfectly suited for both relaxed entertaining and formal dining occasions. Two windows to the front bathe the space in natural light, accentuating the richness of the solid wooden flooring and contributing to a truly inviting space.



The first floor

The galleried landing serves as a focal point, bathed in natural light streaming through a front-facing window. From here, doors elegantly connect to the various bedrooms and bathroom facilities, a study and a gym.



The master bedroom suite

The opulent master bedroom suite, complete with its own lavish en-suite shower room and a stunning walk-in wardrobe, exudes sophistication and features a dedicated TV point.

Doors lead out on to a Juliet balcony that offers breath taking views of the rear gardens.





The master en-suite bathroom

The master en-suite stands as a pinnacle of elegance within this home, showcasing a meticulously crafted Porcelanosa suite which encompasses a low-level WC with a concealed cistern, twin washbasins and a generously sized free standing bathtub.

A large walk-in shower equipped with a rainfall shower head further enhances this exceptional en-suite.



Bedroom two

This bedroom is graced with windows and doors that open to a Juliet balcony, offering captivating views of the rear elevation. This generously sized double room also features a private en-suite and a spacious walk-in wardrobe.



The en-suite shower room

The en-suite is elegantly appointed with a sophisticated Porcelanosa suite, featuring a low-level WC, a washbasin set upon a vanity unit and a spacious walk-in shower complemented by a rainfall shower head.



Bedroom three

This double bedroom also features the added convenience of an en-suite and a spacious walk-in wardrobe.

The two large windows that face out to the front of the property ensure this bright and airy room is flooded with natural light.



The en-suite shower room

The en-suite attached to bedroom three is tastefully appointed with a high-quality Porcelanosa suite, featuring a low-level WC, a stylish washbasin and a fitted shower cubicle with a rainfall shower head.

There is also an obscure-glazed window to the front, refined ceramic tiling to both the floor and splash backs and a sleek chrome heated towel rail.



Bedroom four

This generously sized room also features a stylish en-suite shower room and offers enough space for wardrobes and other storage solutions.

Two front-facing windows ensure the room is bright and airy.



The en-suite shower room

Serving as the final en-suite within the property, it showcases an elegant Porcelanosa suite, complete with a low-level WC, a washbasin and a spacious shower cubicle equipped with a smart touch shower with adaptable settings for added convenience.

Finishing touches to the en-suite include tasteful ceramic tiling on both the floors and splash backs. An obscure-glazed window positioned at the front ensures privacy whilst maintaining a bright and airy ambiance.



Bedroom five

This charming bright and airy bedroom features front-facing windows and a convenient TV point.



The family bathroom

This opulent family bathroom is meticulously designed and includes a stylish Porcelanosa suite, featuring a low-level WC, a washbasin and a spacious bathtub complemented by an overhead shower. Ceramic tiling to both the walls and floor further enhance the appeal and comfort.

Further features include a chrome heated towel rail, a convenient storage cupboard complete with shelving and a laundry chute adding to the convenience and practicality of this luxurious bathroom.



The study

Featuring fitted office furniture and a vast Apex window that overlooks the kitchen, the study is a unique room with a vantage point that ensures you are able to strike a harmonious balance between work and home life.

Currently used as a play room, the adjacent room has ample space for various gym equipment and could easily be re purposed into a gym if required.





Gardens and grounds

A home of this size and sophistication warrants an equally splendid garden and this property certainly delivers. Designed with both functionality and aesthetic appeal in mind, the expansive outdoor space offers ample room for family activities and entertaining guests.



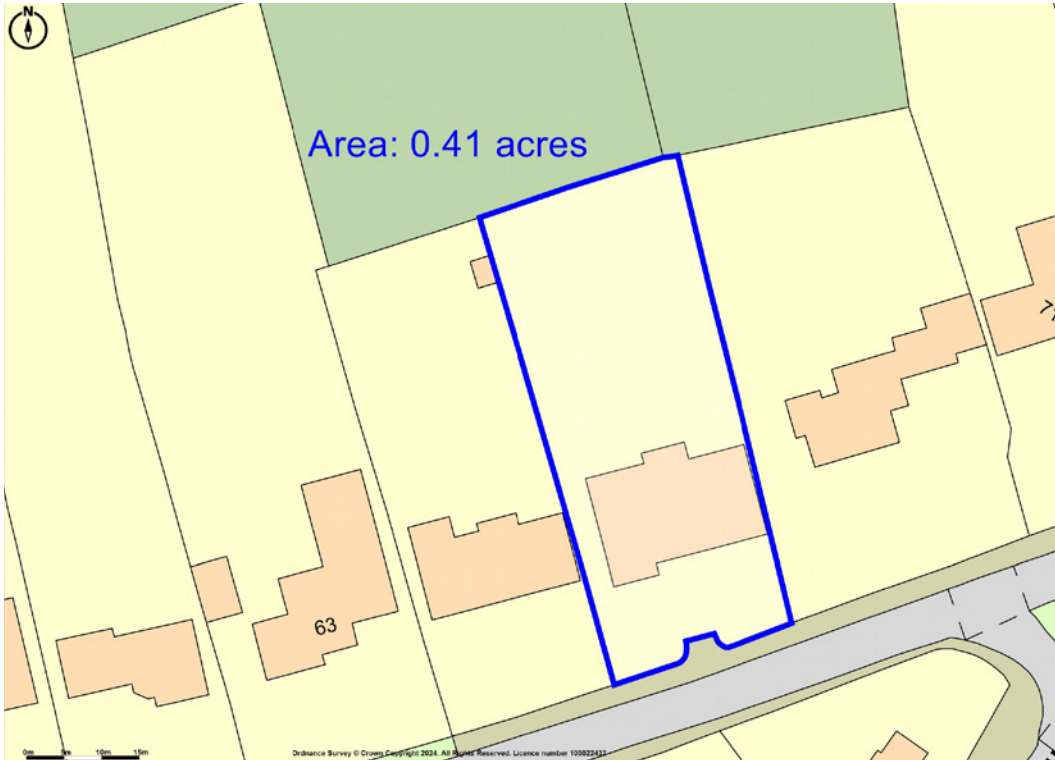
The property is complemented by a spacious patio that encircles the house, seamlessly transitioning to steps leading down to a central walkway.

Lined with mature borders and manicured formal lawned areas, the garden exudes a sense of tranquillity and sophistication.



Beyond the formal gardens lies a designated play area, thoughtfully positioned to cater to the diverse needs of families, ensuring enjoyment for all ages.

Furthermore, this captivating garden boasts far-reaching views, serving as a picturesque backdrop to your outdoor gatherings.



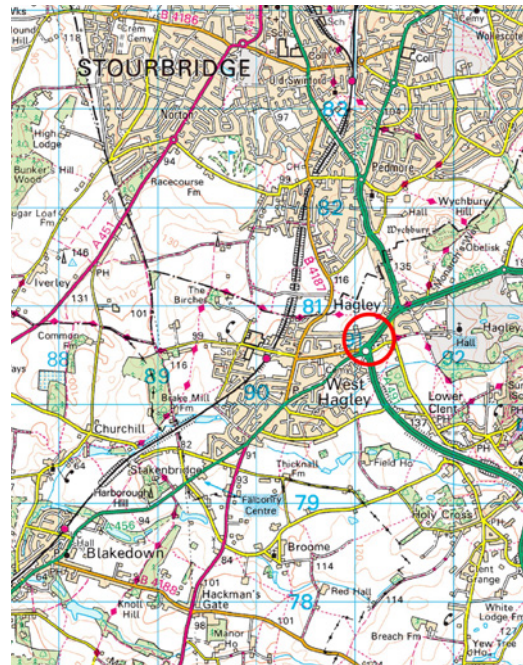
Location

Situated within strolling distance of the esteemed Hagley Village centre, West Winds offers a prime location enriched with a plethora of amenities. The village itself is a vibrant hub, showcasing a diverse array of shopping facilities, independent boutiques, renowned restaurants and exceptional educational institutions at both primary and secondary levels.

Benefiting from outstanding connectivity, Hagley train station, ensures effortless commutes to neighbouring towns and cities. Notably, this includes direct access to the dynamic urban centres of Birmingham and Worcester.

Nature enthusiasts will appreciate the close proximity to the ever popular Clent Hills, offering idyllic countryside walks and outdoor adventures, further enhancing the appeal of this exceptional location.

For motorists, the property enjoys a close proximity to the national motorway network, with M5 Junctions 3 and 4 easily accessible.



Services

Mains gas, electricity, water and drainage.

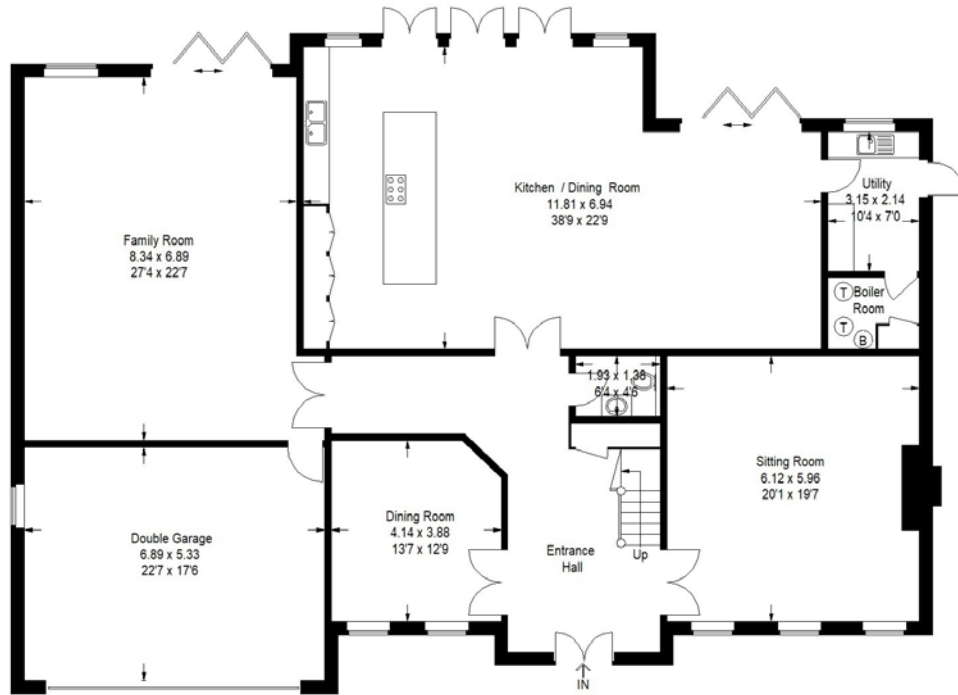
Security alarm system.

Council Tax

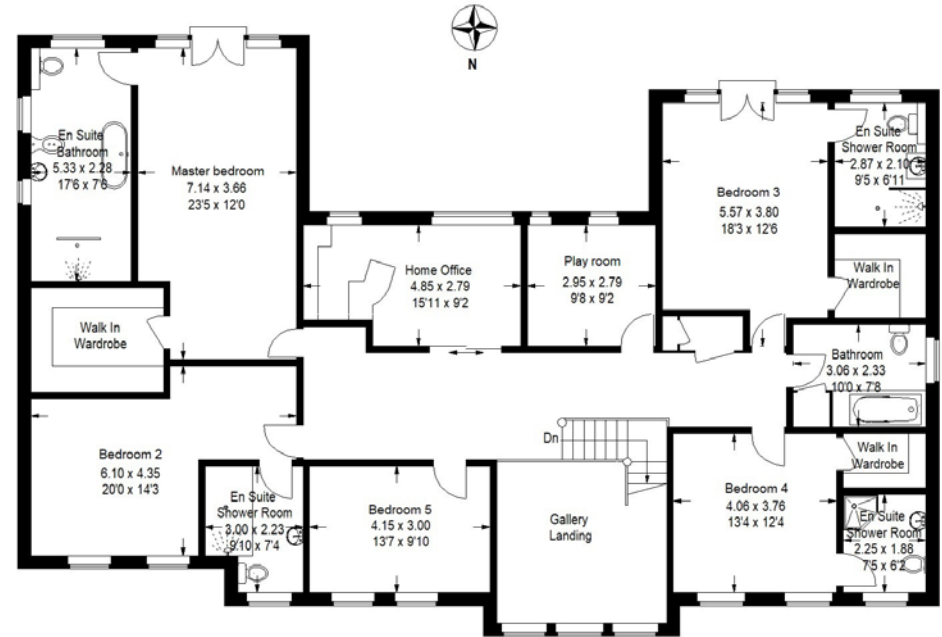
The Council Tax banding for this property is **Band H**

West Winds, 67 Middlefield Lane, Hagley, Stourbridge, DY9 0PY

Approximate Gross Internal Area = 483 sq m / 5199 sq ft
(Including Double Garage / Gallery Landing)



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



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