



9, Hall Meadow

Hagley DY9 9LE

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5 Bedrooms 3 Bathrooms 4 Receptions

Offers based on £995,000

A stylish and modern home in the exceedingly popular village of Hagley that offers a unique blend of elegance and contemporary living.

Key features

- Incredibly stylish and contemporary family home
- Prime village location
- Extended living areas
- Two en-suite shower rooms
- Ample driveway parking
- Integral garage
- Study
- Utility room
- Cloakroom

Freehold / 3,118 sq ft





9 Hall Meadow resides within an established cul-de-sac and is approached via a block-paved sweeping driveway, giving access to the garage. There is a curved lawned area at the front and a brick wall bordering the perimeter.

This exquisite property has been impeccably finished throughout to offer stunning accommodation tailored for modern family living. The ground floor includes a spacious reception area, an inviting inner hallway, extended living areas, a versatile study and a beautiful kitchen that seamlessly flows into an impressive dining family room. Convenience is enhanced by a concealed utility room and a cloakroom.

Upstairs, a spacious landing provides access to five double bedrooms and a well-appointed family bathroom. The sizeable master bedroom features its own en suite shower room, while two of the five double bedrooms enjoy the convenience of a Jack and Jill en suite shower room.

Outside, the property is complemented by an extensive block-paved driveway leading to the integral garage and landscaped gardens to the rear feature lawns and a large patio area.



Hallway

The front entrance door is accessed via a pitched roof oak open porch, with large double doors that open into a spacious and stylish reception area with Amtico flooring.

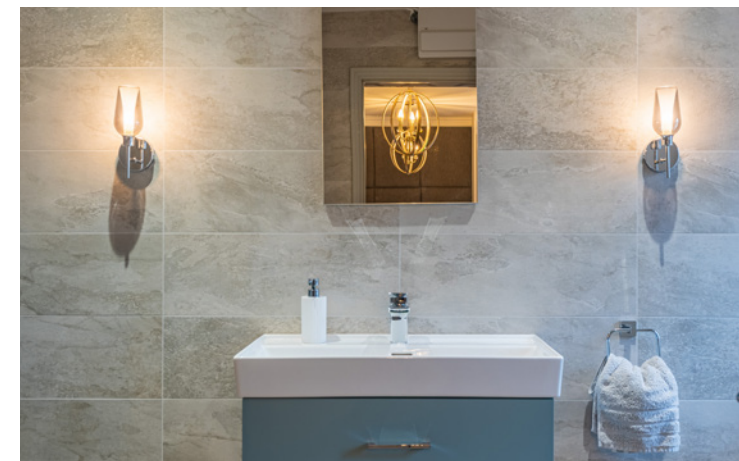
To the left of this area, there are built-in mirrored storage cupboards ideal for coats and shoes, with built-in seating in between and a contemporary radiator.



Downstairs WC

Featuring a white suite that comprises a low-level WC, an enclosed washbasin with a vanity unit and mixer tap.

Wall light points in addition to an automated controlled light, Amtico flooring, a wall-mounted radiator and two obscure-glazed windows to the front complete this stylish downstairs WC.





Additional accommodation is accessed via the inner hallway and features the continuation of the Amtico flooring. There is a split-level staircase rising to the first floor and a spacious storage cupboard beneath the stairs. Doors radiate to the ground floor accommodation from this hallway.





Kitchen

To the right of the hallway, there is a wonderful kitchen dining family room. The kitchen area is fitted with Emerald green shaker-style wall, base and drawer units featuring soft-closing and complementary gold accessories.





There is an island unit with pull-out larder units, bin stores, an induction hob with a built-in extractor and a breakfast bar. Further integrated appliances include two ovens, a microwave, a full-height fridge, full-height freezer and a dishwasher.





Additionally, there is a corner pantry unit, a larder unit, a wine cooler and Amtico flooring. Contrasting work surfaces and a Belfast sink with a mixer tap complete this stylish kitchen.





Utility room

A concealed utility room is fitted with matching wall and base units, an enclosed boiler, a washer dryer, an enclosed water system, work surfaces, shelving and a sink unit with a mixer tap. This room is also tiled and grants access to the garage, which has lighting, power and a roller shutter door.



Family / dining area

The kitchen area flows through to a family/dining area with a continuation of the Amtico flooring, two roof lights, wall light points, two windows to the rear and bi-fold doors provide access to the rear garden.



Sitting room

Situated at the rear of the property is the extended living accommodation zoned into two areas. The first living area has a stone fireplace, picture rail and a window to the side elevation.

There is open access to a second living area which also features a picture rail. This area is flooded with natural light from the bi-fold doors which open out onto the garden.





Study

At the front of the property is a versatile room currently used as a study but would also make an ideal playroom. This room has wall light points and a window overlooking the driveway.





First floor

From the hallway, a split-level staircase ascends to the first floor. The landing features a window to the rear elevation, access to the loft and doors that grant access to the bedrooms and family bathroom.



Master suite

The sizeable master suite features built-in mirrored wardrobes, two windows and an en suite shower room.





Master en suite shower room

The master en suite comprises of a low-level WC, washbasin with a vanity unit incorporating drawers and a mixer tap. The walk-in shower includes a waterfall shower and an additional hand held shower attachment. There is tiling to the walls and an obscure-glazed window to the front.

The remaining four bedrooms are spacious and each is equipped with built-in wardrobes and windows.



Bedroom two

This generously sized double bedroom features built in wardrobes and shares a Jack and Jill bathroom with bedroom three.



Jack and Jill bathroom

The Jack and Jill en-suite bathroom serves bedrooms two and three and is located at the rear of the house.

This en-suite includes a low-level WC, washbasin set upon a vanity unit and a walk-in shower cubicle with a waterfall shower and an additional hand held shower attachment. There is tiling to the walls, a contemporary radiator and an obscure-glazed window.



Bedroom four

This generously sized double bedroom features two large windows that flood the room with natural light. There are also built in wardrobes and a recessed dressing table next to the bed.





Bedroom five

This large double bedroom features large built in wardrobes and a large raised bay window alcove.





Family bathroom

The main bathroom features a white suite that includes a low-level WC, washbasin with a mixer tap and a vanity unit with drawers beneath. There is a free standing bathtub with a shower attachment to the mixer tap and a separate walk-in shower cubicle with a waterfall shower and an additional hand held shower attachment. Tiled walls and an obscure-glazed window complete this bathroom.





Gardens and grounds

The rear garden features a paved area, perfect for al fresco dining and entertaining, with a lawned area beyond that is ideal for families. The garden is enclosed by panel fencing with established planting, foliage and bark chippings along the borders. There is access from the garden to the front of the property.



Location

Hagley Village boasts a diverse range of shopping facilities and amenities, featuring independent shops, restaurants and top-notch schools at both primary and secondary levels.

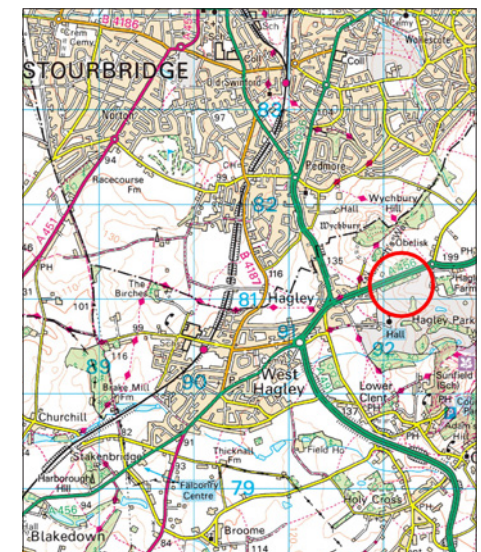
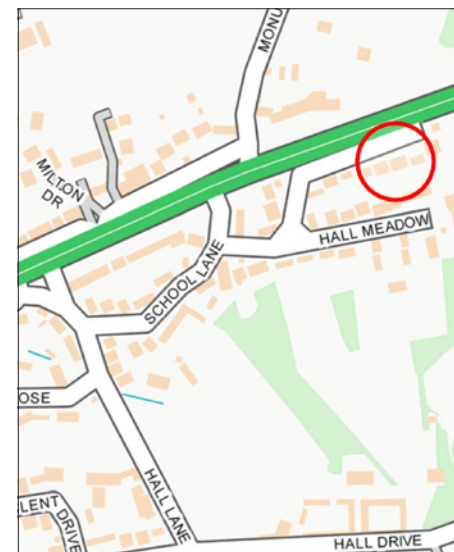
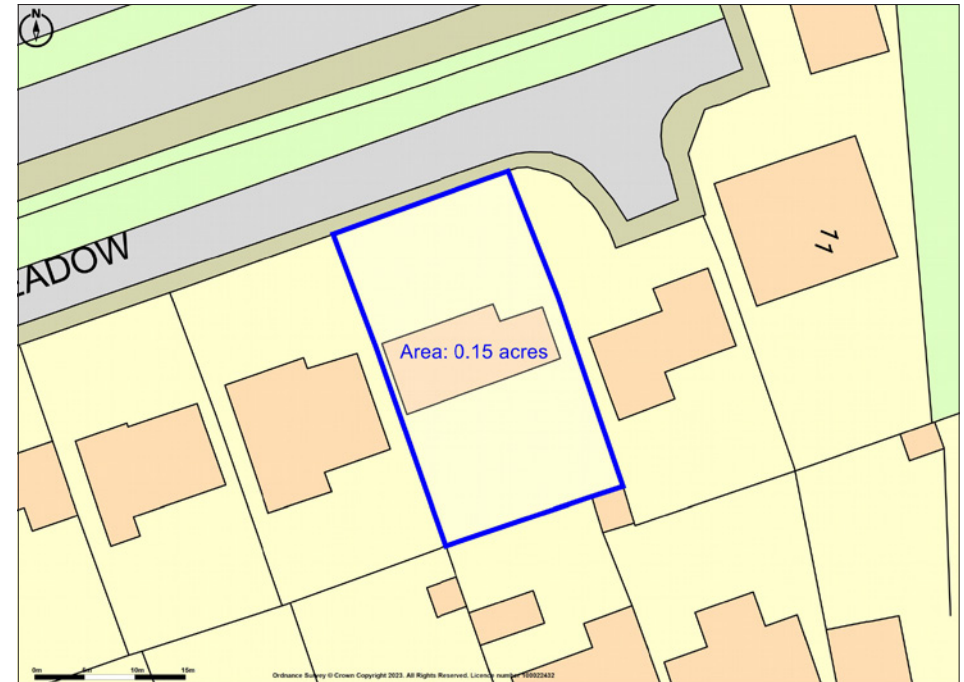
Enjoying excellent connectivity, the village is well-served by transport links, notably the Hagley Train Station. This station ensures convenient access to nearby towns and cities, including the bustling hubs of Birmingham and Worcester.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

Band F



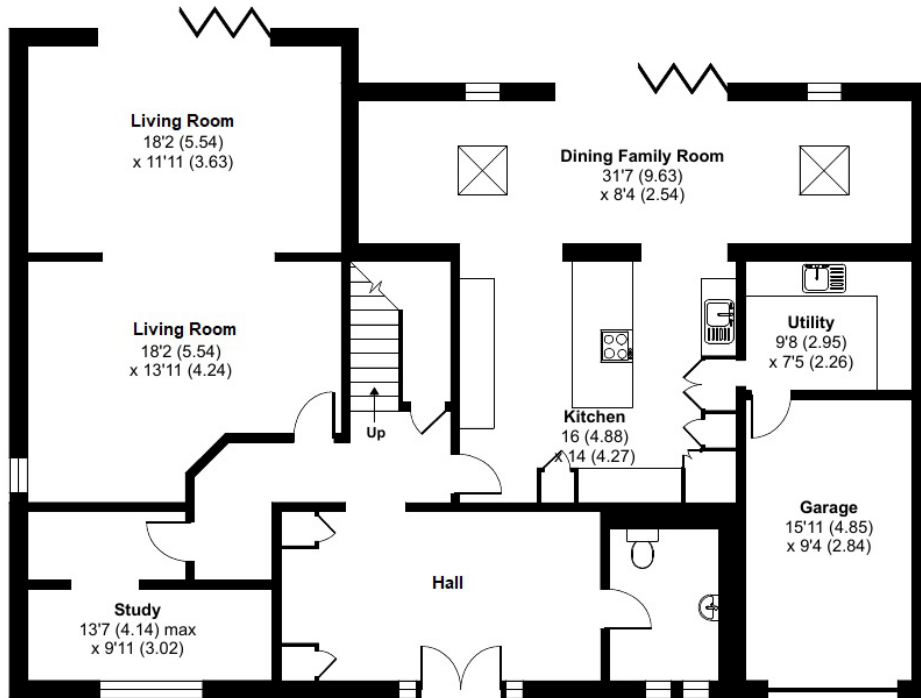
Hall Meadow, Hagley, Stourbridge, DY9

Approximate Area = 2961 sq ft / 275. sq m

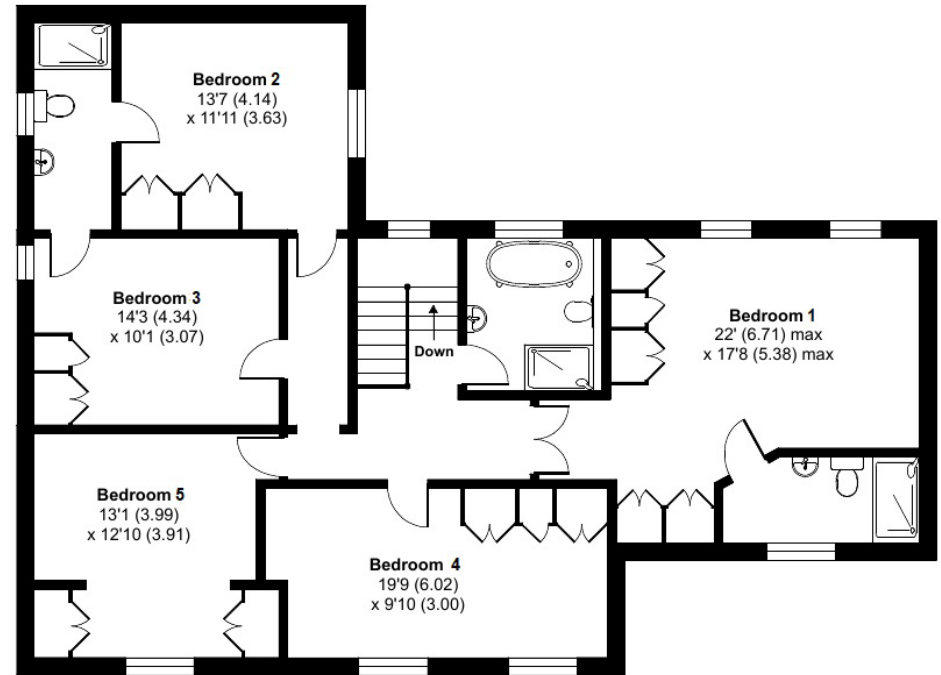
Garage = 157 sq ft / 14.5 sq m

Total = 3118 sq ft / 289.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 1051505



Andrew Grant

T. 01905 734720

E. hello@andrewgrant.com

andrewgrant.com