



7 Cavendish Walk

Hagley, DY9 0WN

Andrew Grant

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An executive detached home situated within a well-regarded area adjacent to open space.

Key features

- Prestigious location
- Pleasant outlook over open space to the front
- Spacious kitchen dining family room
- Ground floor shower room
- First floor bathroom
- Two ensuite shower rooms
- Private south-facing rear garden
- Detached garage
- Carport
- Plentiful driveway parking

Freehold / 1,952 sq. ft.





This lovely home has an impressive footprint of accommodation arranged over three storeys. There is a versatile reception room, a kitchen dining family room and a shower room situated on the ground floor.

Upstairs, there is a living room, a family bathroom and three bedrooms, one of which has an ensuite shower room.

The second floor features an incredibly spacious master suite with its own ensuite shower room.

Outside, there is ample driveway parking to the front and a carport leading to additional parking situated within the south-facing rear garden, where there is also a detached pitched roof garage. The garage could easily be converted into a home office if required.

7 Cavendish Walk is approached via a block paved driveway allowing ample off road parking and leading to the carport and an additional parking space beyond the roller shutter door. There is an open space situated in front of the home, ideal for relaxing or playtime with children.



Entrance

The front entrance door opens onto a welcoming hallway featuring a useful storage cupboard to the right-hand side perfect for the hanging of coats and storage of shoes. The accommodation radiates from this point.

Sitting room

To the front of the property is a versatile room currently utilised as a sitting room. This room has a bay window to the front and would make an ideal playroom or even an occasional bedroom for guests due to the shower room being conveniently situated adjacent.





Shower room

Situated off the hallway, there is a contemporary shower room featuring a white suite comprising an enclosed WC, a washbasin with mixer tap, a walk-in shower cubicle with a waterfall shower and an additional handheld shower attachment.

There is also tiling to partial walls, tiling to the floor, an extractor fan, a shaver point and an obscure-glazed window to the side elevation.



Kitchen/dining/family room

The kitchen/dining/family room is a fabulous space ideally located to the rear of the property, with access to the rear south-facing garden.



The kitchen is fitted with matching wall, base and drawer units incorporating soft-closing and worksurfaces featuring a one-and-a-half bowl sink with a mixer tap. There is an enclosed boiler and under-cupboard feature lighting.

Integrated appliances include an oven, a five-ring gas hob, an extractor, a fridge freezer and a dishwasher. There is space for a washer and dryer.



This room also has ample space for a table and chairs and sofas, tiling to the flooring, recess spotlights, a useful under-stairs storage cupboard, a window and French doors to the rear garden and a further door to the side also accessing the rear garden.



First Floor

The staircase opens onto a spacious landing, where wooden doors lead to the lounge, bedrooms two, three and four, and the house bathroom.

Lounge

Through a set of double wooden doors, the lounge makes the best of the views from this level over the open space to the fore. This is a great space to relax and unwind on an evening. The room also features two windows to the fore.









Bedroom two

Bedroom two is a generously sized, light and airy dual-aspect room featuring windows to the rear and front aspects. There is access to the loft for storage and built-in wardrobes with double doors.

This wonderful bedroom includes its own contemporary ensuite with a white suite comprising an enclosed WC, a washbasin with mixer tap and a walk-in shower cubicle with a waterfall shower and an additional handheld shower attachment. There is also tiling to partial walls, tiling to the floor, a shaver point and an extractor fan.



Bedrooms three and four

There are a further two bedrooms found here, both featuring windows to the rear.

House bathroom

The house bathroom has a white suite comprising a WC, a washbasin with a mixer tap and a bath with a shower attachment to the mixer tap. There is also tiling to partial walls, tiling to the floor, an extractor fan, a shaver point and an obscure-glazed window to the side elevation.





Master suite

The second floor solely comprises a sumptuous master suite. This beautifully appointed and spacious room features two double built-in wardrobes, two windows to the front elevation and access to the loft for storage.



The ensuite shower room has a white suite comprising an enclosed WC, a washbasin with a mixer tap and a walk-in shower cubicle with a waterfall shower and an additional handheld shower attachment. There is also tiling to partial walls, tiling to the floor, an extractor fan, a shaver point, a chrome towel radiator and a Velux window.





Garden

The garden has a sunny south-facing aspect. There is a paved area ideal for alfresco dining and entertaining, with a lawned area beyond being fully enclosed by panel fencing. The garden also features colourful planting to the rear border.

This is an ideal home for families with multiple cars as there is secure parking beyond the roller shutter door and a driveway to the fore including a carport, which leads to the detached pitched roof garage in the garden.

The garage could remain in use as a garage or alternatively would make an ideal base for working from home if converted into a garden office or a hobby room.



Services

The property has mains gas, electricity, water and drainage. There is a security alarm system, broadband and an electric vehicle charging point.

Council tax band - G

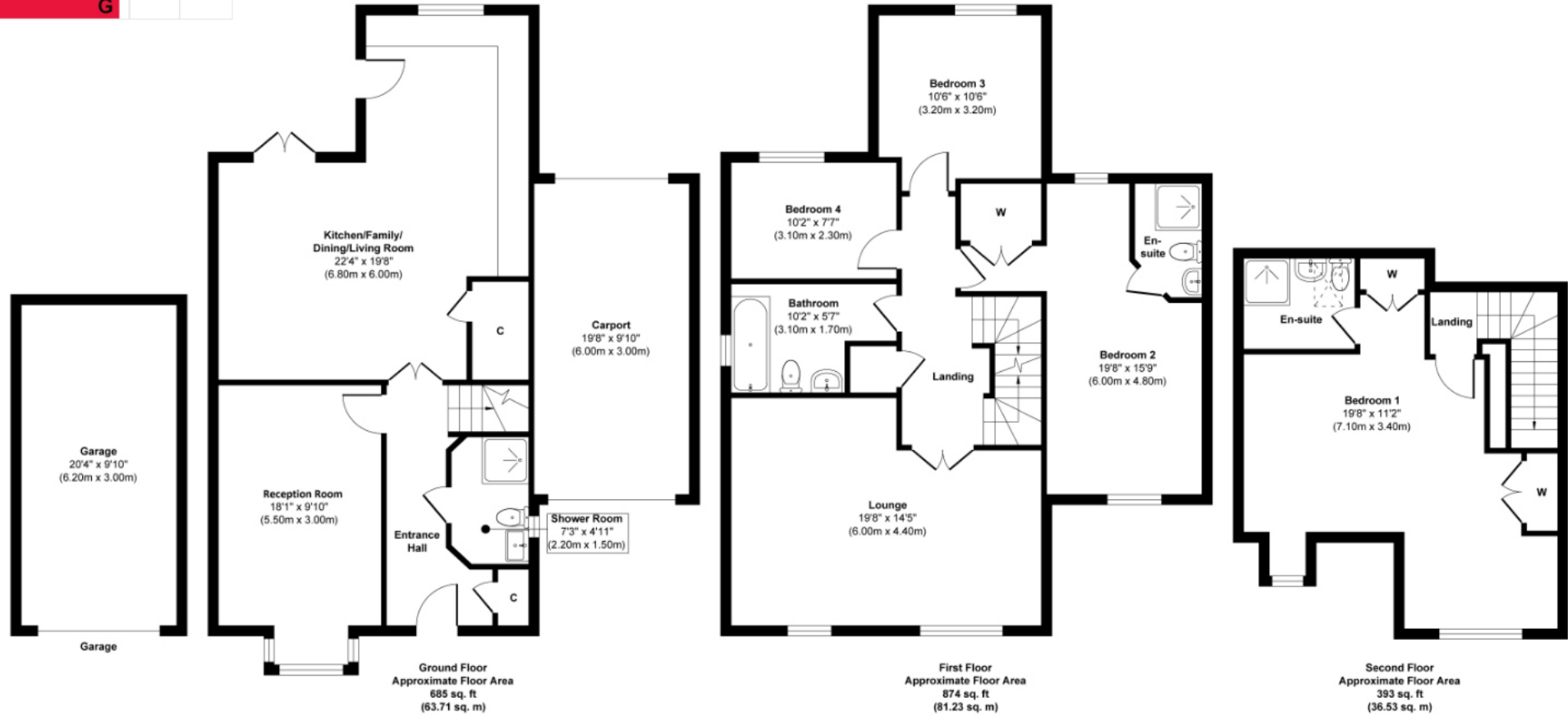
Location

Hagley Village has an array of shopping facilities and amenities including independent shops, restaurants and excellent schools at both primary and secondary levels. There are great transport links such as Hagley train station, which provides easy access to the surrounding towns and cities including Birmingham and Worcester.



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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area 1952 sq. ft / 181.47 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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