



## 11 Meadowcroft

Hagley, DY9 0LJ

Andrew Grant

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Hagley, Stourbridge, DY9 0LJ

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**Guide Price £435,000**

An immaculately presented family home, situated within the prestigious village of Hagley.

## Key features

- Stylish family home
- Delightful village location
- Tasteful décor
- Astonishing kitchen dining family room
- Spacious living room with media wall
- Well-appointed house bathroom
- Practical cloakroom
- Garage conversion into office
- Landscaped garden with patio
- Driveway parking with carport

Freehold / 1,266 sq ft





This exceptional home offers a spacious hallway, a convenient cloakroom and an inviting living room featuring a media wall and stylish accents. Additionally, the extended kitchen dining family room at the rear serves as the heart of the home, boasting sleek high-gloss units, integrated appliances and seamless indoor-outdoor connectivity through sliding patio doors, perfect for modern family living and entertaining. The first floor of this distinguished home boasts a landing illuminated by natural light, leading to three well-appointed bedrooms and a spacious house bathroom.

The outdoor spaces of this remarkable property offer versatility and convenience, with a landscaped rear garden featuring a paved area for entertaining, a spacious lawn and a play area. The converted garage provides additional functionality, serving as both a storage space and a home office with its separate entrance. At the front, a block-paved driveway offers ample parking, complemented by a convenient carport.



## Driveway

The property welcomes you with a block-paved driveway, providing ample off-road parking space for multiple vehicles. Extending from the driveway is a convenient carport located to the side of the property, offering additional covered parking.

Beyond the carport, there is access to the garage, which has been thoughtfully converted into a part store at the front and an office space at the rear, offering versatile solutions to accommodate various needs and preferences.



## Entrance

Upon entering through the front door, you are greeted by a welcoming porch that leads into a spacious hallway. A staircase on the right ascends to the first-floor accommodation, while two radiators with decorative covers provide warmth and style.

A part-glazed obscure door grants access to the side of the property, offering convenience and additional access points. From the hallway, further doors lead to the ground floor accommodation, the first being the living room.

## Living Room

To the left side of the hallway lies the expansive living room, a welcoming space bathed in natural light streaming through the large bow window overlooking the front elevation. Adding character to the room, one wall is adorned with feature panelling, enhancing its visual appeal.

A focal point of the living room is the electric fire, nestled within a stylish media wall flanked by shelving on either side. Completing the cosy ambiance is a feature stone backdrop wall, adding texture and depth to the room's décor.





### **Kitchen Dining Family Room**

At the rear of the property lies a breathtaking extended kitchen dining family room, a true focal point of the home. The kitchen boasts sleek high-gloss white wall, base and drawer units, featuring soft-closing mechanisms for added convenience. Complementing work surfaces elegantly tie the space together, while a stainless-steel sink unit with drainer and mixer tap add functionality. Integrated appliances include a double oven, four-ring gas hob, extractor, dishwasher, fridge and freezer.

The room offers ample space for both dining and relaxation, with room to accommodate a sofa for ultimate comfort. Natural light floods the area, thanks to a large roof light overhead, supplemented by recessed spotlights for added ambiance. Sliding patio doors seamlessly connect the indoor and outdoor spaces, granting easy access to the rear garden, perfect for indoor-outdoor living and entertaining.

A practical cloakroom completes the ground floor accommodation, featuring a white suite comprising a low-level WC and a pedestal washbasin with a mixer tap. The flooring and splashbacks are tastefully adorned with complementary tiling.





## First Floor

Ascending to the first floor, the staircase provides access to the loft and is accompanied by a window offering natural light from the side elevation. From the landing, doors radiate outwards, leading to the bedrooms and bathroom.



### Bedroom One

Enhanced by feature panelling adorning one wall, bedroom one is a generously sized double room offering tranquil views of the rear garden through its window.

### Bedrooms Two and Three

Bedroom two, another spacious double room, enjoys a view of the front elevation through its window. The third bedroom offers a front-facing window filling the room with natural light and added storage with a built-in cupboard.





## Bathroom

The spacious house bathroom features a pristine white suite, including a low-level WC, pedestal washbasin and a bathtub. A curved shower cubicle with a power shower adds luxury. The walls are tastefully adorned with complementary tiling,

extending to the splashbacks and flooring. Windows ensure proper ventilation, while a wall-mounted heated towel rail adds warmth and comfort. Natural light streams in through the window at the rear elevation, completing this inviting and functional space.



### Garage and Garden

Accessible through a door, the garage has been thoughtfully converted by the current owners into a versatile space, featuring an electric roller door, lighting and power outlets. Additionally, there is a separate entrance to an office, providing an ideal workspace with the added benefit of a double-glazed window overlooking the garden.



The rear garden is a standout feature of the property, perfectly suited for families. It boasts a paved area, ideal for alfresco dining and entertaining. A few steps lead to a spacious lawn, perfect for children to play, with a bark-covered section at the rear for play equipment. Fully enclosed by panel fencing, the garden offers both security and privacy.

## Services

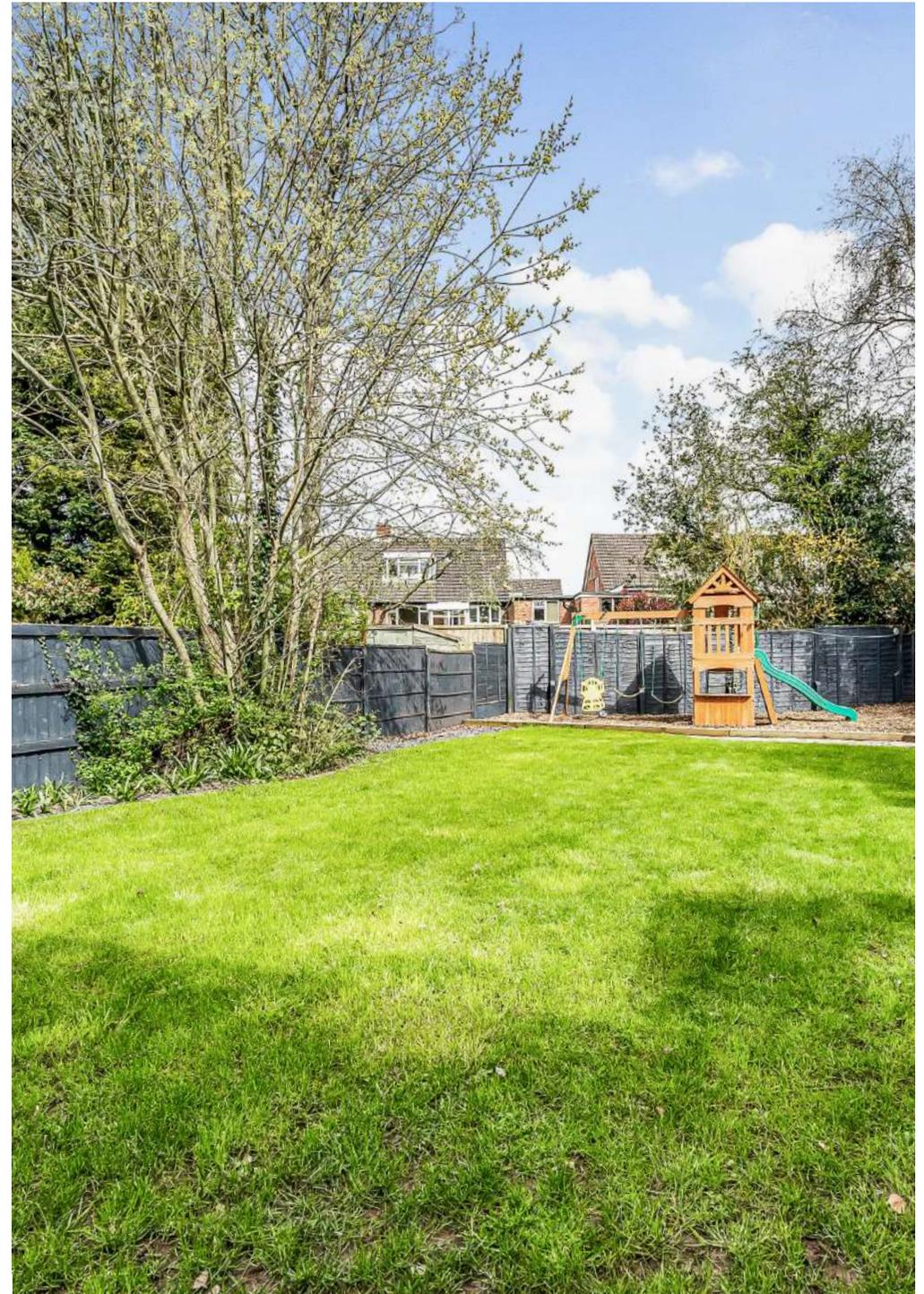
Mains gas, electricity, water and drainage.  
Broadband is available at this property.

**Council Tax** - Band D

## Location

Nestled in the picturesque countryside of Worcestershire, Hagley offers a charming blend of rural tranquillity and modern convenience. The village boasts a range of amenities, including quaint local shops, cosy cafés and traditional pubs. For those seeking outdoor recreation, the scenic Clent Hills are nearby, offering breathtaking views and endless opportunities for hiking and exploration.

Families are drawn to Hagley for its excellent schooling options, with reputable primary and secondary schools such as Hagley Primary School and Hagley Catholic High School providing quality education within the village. Enjoying excellent connectivity, the village is well-served by transport links, notably Hagley Train Station. This station ensures convenient access to nearby towns and cities, including the bustling hubs of Birmingham and Worcester.



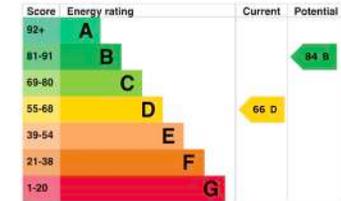
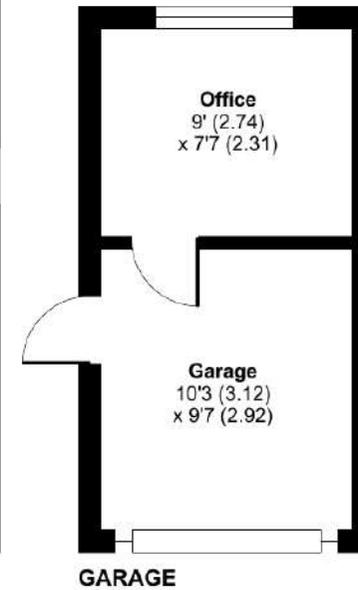
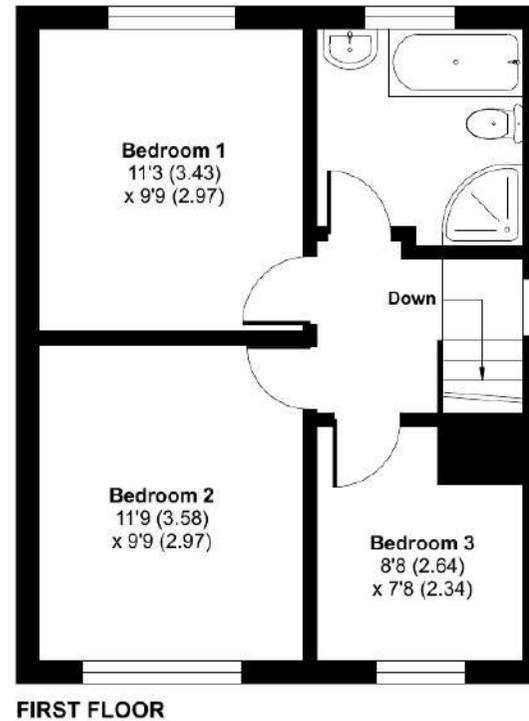
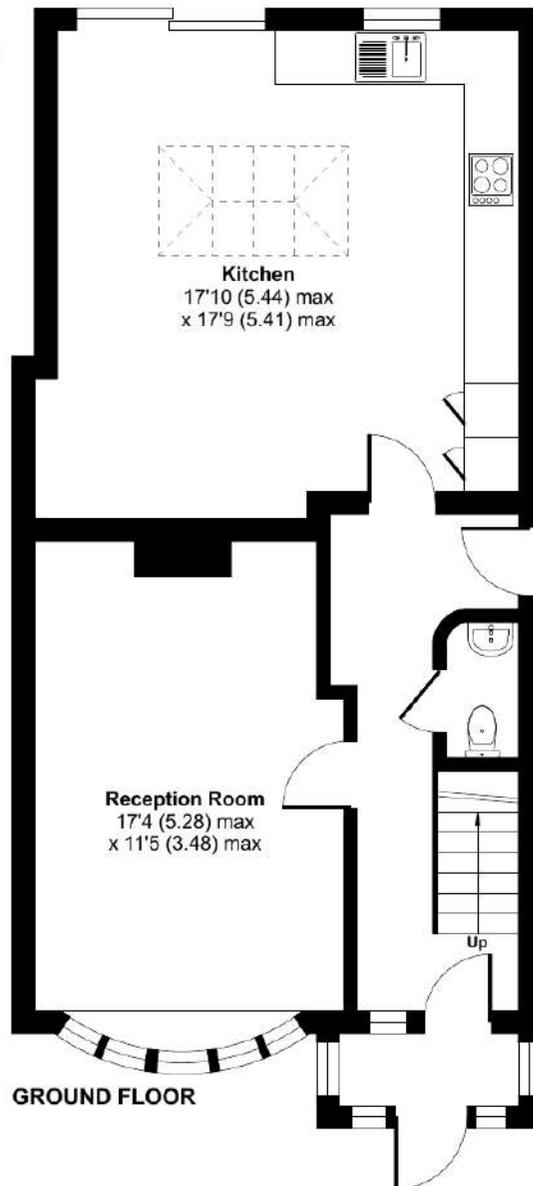
# Meadowcroft, Hagley, Stourbridge, DY9

Approximate Area = 1093 sq ft / 101.5 sq m

Garage = 173 sq ft / 16 sq m

Total = 1266 sq ft / 117.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Andrew Grant. REF: 1107662



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