

**Andrew Grant**  
PRESTIGE & COUNTRY



**Middlefield**

Hagley, DY9 0PB





# Middlefield

171 Worcester Road, Hagley, DY9 0PB

**4** Bedrooms    **2** Bathroom    **3** Receptions

“An excellent opportunity to refurbish an original period property in the prime location of Hagley...”

Scott Richardson Brown CEO

- A great opportunity to refurbish a large period detached house that also has planning approval to redevelop the garage into a four bedroom detached dormer bungalow.
- Situated in the prestigious village of Hagley and in close proximity to amenities and top-tier schooling, this is a great opportunity to create a family home with the potential to support multi generational living.
- With the large driveway, with parking for several vehicles at the front, and the large mature gardens at the rear, this property has the potential to become the ‘forever home’ for a growing young family.
- The garage is accessed from Long Compton Drive and with planning approved for a four-bedroom detached dormer bungalow, presents an exciting opportunity for redevelopment.

Plans can be viewed at [bromsgrove.gov.uk](http://bromsgrove.gov.uk) under application number: 22/01592/FUL

2,280 sq ft (211.8 sq m)





## The hallway

A distinguished panelled front door, adorned with a canopy and flanked by pillars, welcomes you into a generously sized and inviting hallway.

The hallway retains many original period details, from the stained-glass windows to the decorative coving and deep skirting boards. A split-level staircase to the first floor, and a glazed door accesses the rear garden, while further doors lead to the ground floor accommodation.







## The living room

The large and inviting dual aspect living room is characterised by the two deep bay windows that ensure the room feels bright and spacious. The large south facing bay features French doors that opens on to a patio area that connects this grand room to the outdoors.

An open grate gas fireplace with tiled hearth and exposed brick surround provides a warmth to the room whilst original period coving adds to the charm and sophistication of this room.





## The sitting room

The bright and airy dual aspect sitting room, features a stone surround fireplace and a bay window that overlooks the rear elevation and ensures the room is flooded natural light.

The original period coving and skirting boards create an understated sophistication to this reception room.





## The kitchen

The spacious kitchen awaits an update but offers the new owners a blank canvas to create their dream kitchen for family time and informal entertaining.

An opening leads through to the dual aspect breakfast room at the rear of the property with enough space to comfortably accommodate a table and chairs.







As well as the breakfast/dining room there are two additional rooms that connect to the kitchen. A small space, currently serving as a study and a generously sized utility room that benefits from convenient access out on to the garden.

Consideration may be given to combining these three rooms in to one, more expansive and substantial space within which to create a large open plan, modern kitchen.

A further door from the hallway grants access to a cellar situated beneath the staircase.





## The first floor landing

An elegant split-level staircase leads to the first-floor accommodation and is highlighted by a stunning period stained glass window that overlooks the rear of the property and bathes the stairwell in beautiful natural light.

The landing grants access to the family bathroom and four generously proportioned double bedrooms, each offering ample space.

Additionally, there is a small room perfectly suited between bedroom two and the family bathroom, currently utilised as a laundry room, but could be remodelled to create an ensuite shower room to serve bedroom two.





## The master bedroom

The dual aspect master bedroom features a spacious bay window which bathes this large double bedroom in natural light and provides delightful views of the surrounding area. A traditional fireplace adds a sense of warmth whilst fitted wardrobes provide convenience without affecting the room's elegant proportions.







Bedroom 3



Bedroom 2



Bedroom 4

## Bedrooms two, three & four

There are three further bright bedrooms that all benefit from an abundance of natural light. Among them, two bedrooms are equipped with built-in wardrobes and vanity cupboards whilst the third bedroom provides access to the loft.





## The family bathroom and wash room

The family bathroom features a coordinated suite, including a pedestal washbasin, bathtub and a separate shower cubicle. Two original period stained glass windows, along with a distinctive porthole window above the bath ensure the room feels bright and airy.

In addition to the family bathroom there is a separate wash room with a WC and washbasin.







## The gardens & grounds

The secluded rear garden is complete with paved areas perfect for alfresco dining and entertaining. Meandering pathways guide you through the garden, leading to a lawn bordered by vibrant plantings, trees and foliage. Notably, conifers along one side provide a natural screen, ensuring privacy.







## Garage with planning approval

Towards the rear of the property, a garage stands with its own access from Long Compton Drive. Notably, there is planning approval in place for its transformation into a four-bedroom dormer detached bungalow.

Plans can be viewed at [bromsgrove.gov.uk](http://bromsgrove.gov.uk) under application number: 22/01592/FUL



## Location

Situated amidst the picturesque Worcestershire countryside, the village of Hagley enjoys both rural tranquillity with the benefits of modern conveniences. The village can boast everything from quaint local shops to cosy cafés and traditional pubs.

Outdoor enthusiasts will be drawn to the nearby Clent Hills that offer stunning views and many opportunities for hiking and exploration.

Families are attracted to Hagley for its exceptional schooling. Acclaimed institutions within the village include; Haybridge High School and Sixth Form, Hagley Primary School and Hagley Catholic High School.

Hagley also enjoys the benefits of good transport links, notably through Hagley Train Station that provide convenient access to the nearby towns and cities of Kidderminster, Stourbridge, Birmingham and Worcester.

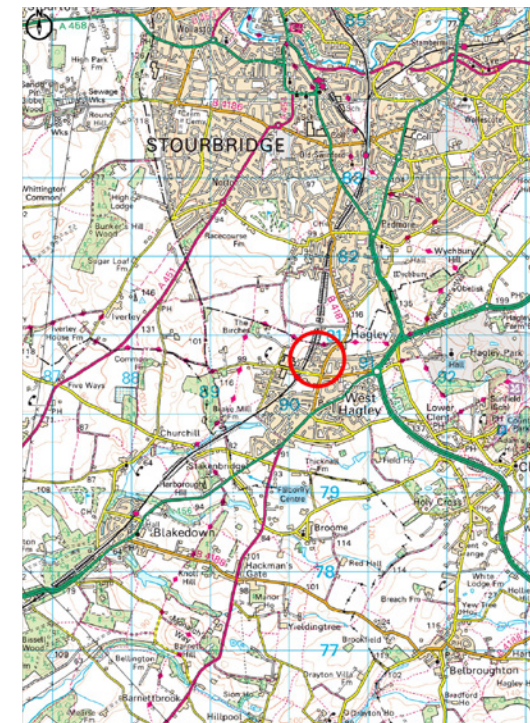
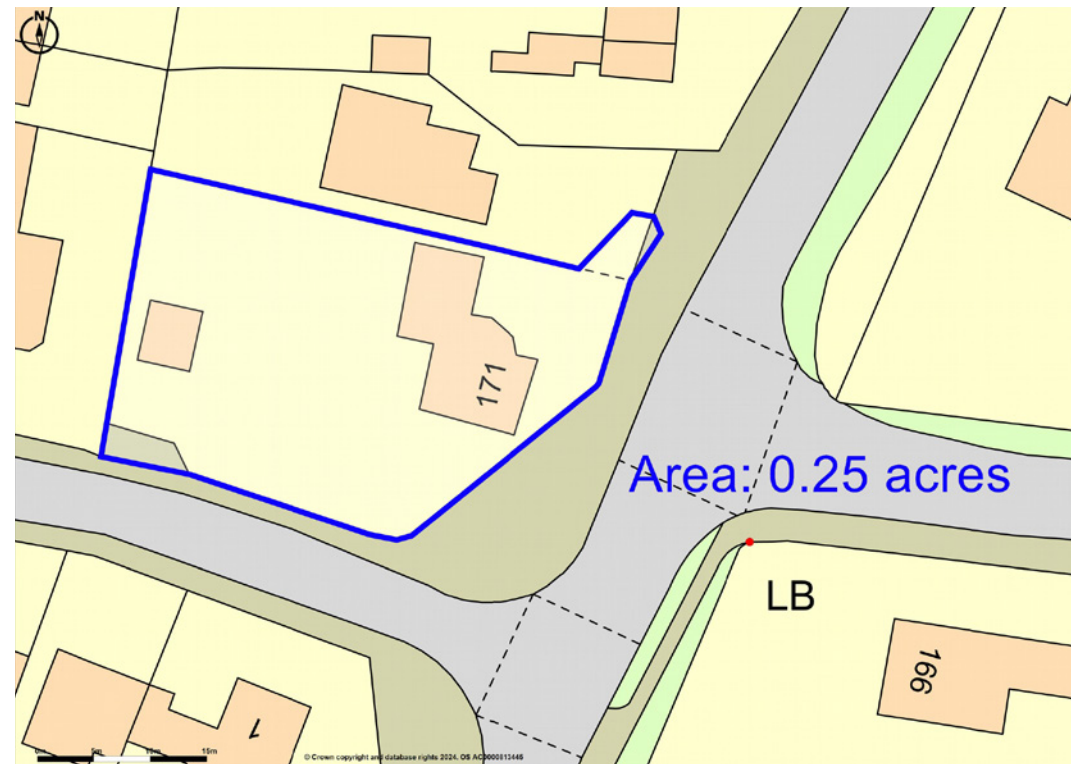
With its close proximity to both the countryside and local amenities, the excellent choice of local top ranking schools and the good transport links it is understandable why the village of Hagley has become such a prime location for house buyers.

## Services

The property benefits from connections to the mains gas, electricity, water and drainage networks.

## Council Tax

Band G



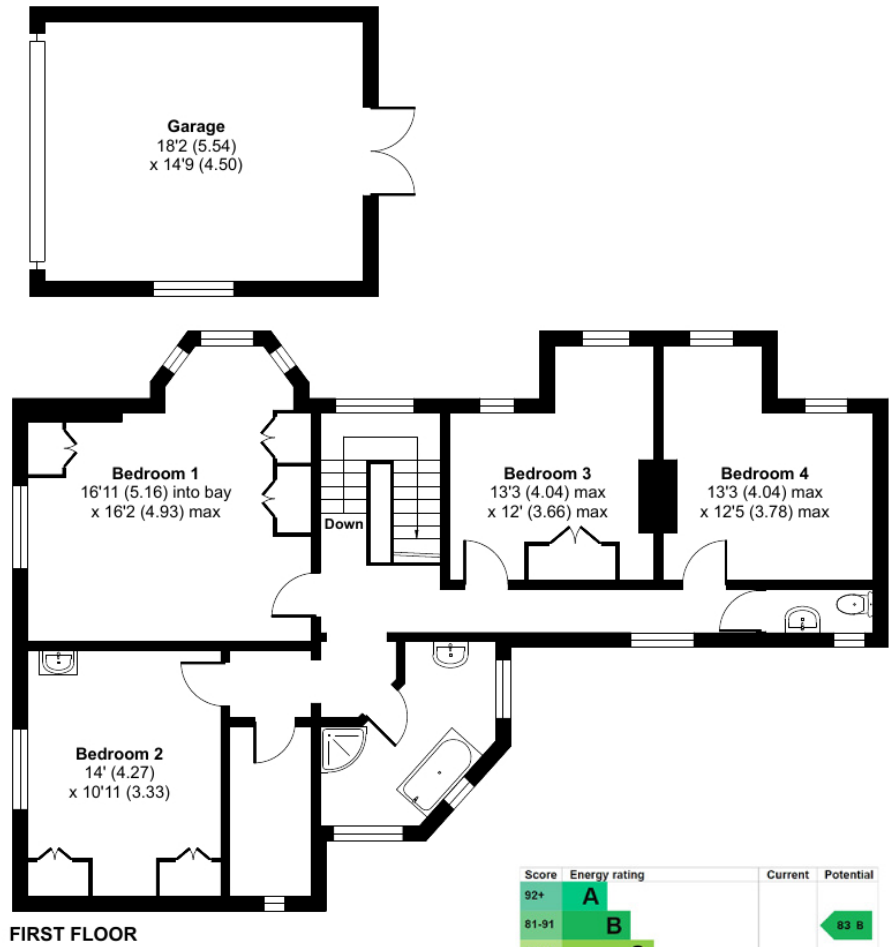
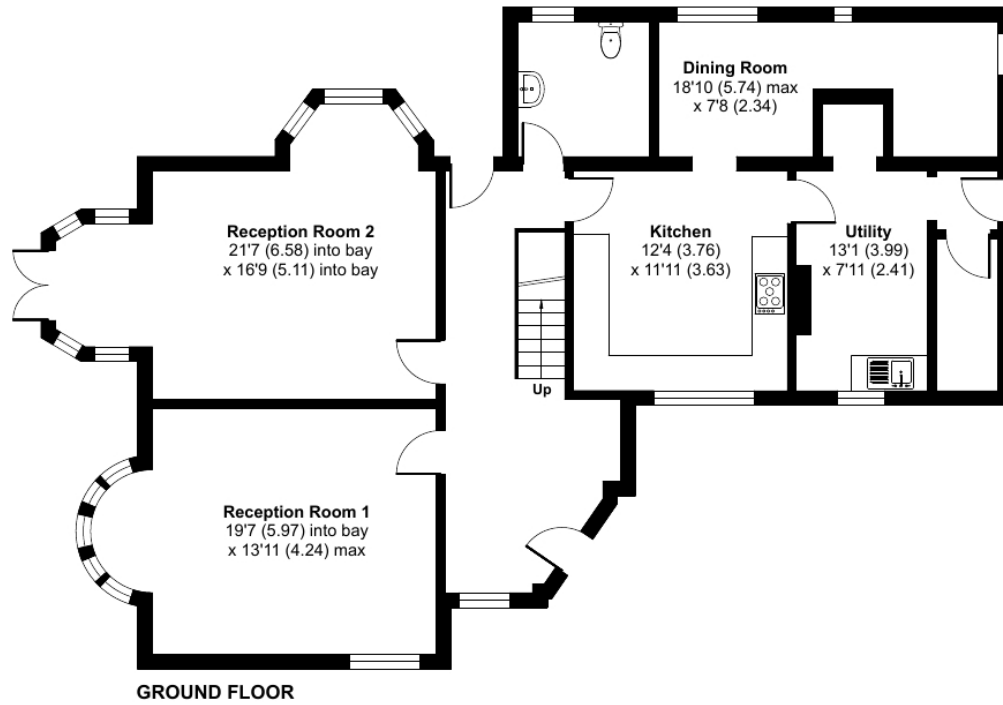


# Worcester Road, Hagley, Stourbridge, DY9

Approximate Gross Internal Area = 211.8 sq m / 2,280 sq ft

Garage = 24.9 sq m / 269 sq ft

Total = 236.7 sq m / 2,549 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1108045



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