

Andrew Grant
PRESTIGE & COUNTRY



19 Kidderminster Road
Hagley DY9 0PZ



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4 Bedrooms 4 Bathrooms 4 Reception Rooms

“A stunning period home blending character and modern design, offering four bedrooms, stylish living spaces and a spacious garden, all within walking distance of Hagley....”

Scott Richardson Brown CEO

- Elegant period home blending character with contemporary living, featuring four bedrooms and four bathrooms rooms, with double glazed windows throughout for enhanced energy efficiency and comfort.
- Stunning open-plan kitchen/dining/family room with lantern roofs, oak bi-fold doors and access to the cellar.
- Spacious reception rooms including a bay-fronted lounge and a snug with vaulted ceiling and log burner.
- Principal bedroom with en suite shower room and fitted storage, creating a private second-floor retreat.
- Generous rear garden with patio, decking and lawn, plus a versatile outbuilding for home office, gym or cinema room.
- Large gravel driveway offering ample off-road parking, leading to an oversized garage with storage space.
- Prime Hagley location, within walking distance of shops, restaurants, train station and highly regarded schools.

2447 sq ft (227.3 sq m)





The kitchen/dining room

The heart of the home, this stunning open-plan space has been thoughtfully extended to create a bright and spacious kitchen/dining/family room. Two large lantern skylights flood the area with natural light, while oak bi-fold doors open to the garden. The well-appointed kitchen features high-quality units, granite worktops, an island with a breakfast bar, a range cooker, an integrated wine cooler, and an integrated dishwasher for added convenience. A door leads to the cellar, offering additional storage.





The dining area

A dedicated dining area within the kitchen extension provides a perfect setting for entertaining. Large windows and doors frame the garden views, enhancing the sense of space and connection to the outdoors.





The reception room

A characterful reception room featuring a bay window with restored sash windows and fitted plantation shutters, offering both style and privacy. A feature fireplace and intricate coving add to the charm of this inviting space, making it perfect for relaxing or entertaining guests.





The snug

A cosy yet spacious additional sitting room with a log burner, vaulted ceiling and doors opening onto the garden. The exposed beams add to the charm of this versatile living space.



The study

A peaceful space with built-in shelving, a large log burner, and garden views. Ideal as a home office or reading room, offering a quiet retreat from the main living areas.





The shower room

A stylish ground-floor shower room with contemporary tiling, a walk-in shower, washbasin and WC, providing added convenience for guests and family members.



The utility room

A practical space with fitted storage, granite worktops, a sink and space for laundry appliances. French doors lead to the garden, allowing easy outdoor access.



The hallway

A welcoming entrance hallway featuring original tiled flooring and a traditional staircase leading to the first floor. The hallway grants access to the principal reception rooms and kitchen/diner, setting the tone for the charm and character found throughout the home.



The primary bedroom

Located on the first floor, this generously sized bedroom benefits from high ceilings and dual-aspect sash windows, allowing an abundance of natural light. The room's spacious layout provides ample space for a large bed and additional furniture, with a well-appointed en suite providing comfort and privacy. A feature fireplace adds character, while built-in storage enhances practicality.



The primary en suite

A sleek shower room featuring a walk-in shower, washbasin and WC, designed with modern fittings and a bright aesthetic.



The second bedroom

A spacious double bedroom situated on the first floor with large windows overlooking the front of the property, benefiting from high ceilings and a sense of space.



The third bedroom

Located on the second floor, this spacious bedroom with en suite enjoys a quiet retreat from the rest of the home. Characterful sloped ceilings add charm, while fitted storage ensures practicality. Generous proportions provide ample space for a sleeping area and relaxation.



The third bedroom en suite

A contemporary shower room with stylish tiling, a glass-enclosed shower, washbasin and WC, complementing the second-floor bedroom.



The fourth bedroom

Also located on the first floor, the fourth bedroom is ideal for a child's bedroom, guest room or additional study space, with built-in shelving and a bright aspect.



The bathroom

A beautifully styled family bathroom featuring a free-standing clawfoot bath, pedestal sink, WC and traditional panelling, offering a relaxing space to unwind.





The office

A modern timber-clad, fully insulated, and heated garden building offering a flexible space for use as a home office, gym, or cinema room. Large double-glazed windows provide views of the garden, creating a bright and inviting environment for work or leisure.



The garden

A delightful rear garden featuring a mix of lawn, patio, and decking areas, providing multiple outdoor spaces for dining and relaxation. A modern garden room adds versatility, offering potential as a gym, office, or leisure space. Mature trees and planting create privacy and a peaceful setting. Additionally, a dedicated base and electrics have been installed for a hot tub, offering the opportunity for further outdoor luxury.





The driveway and garage

A large gravel driveway provides ample off-road parking for multiple vehicles, with a pathway leading to the front entrance. An oversized garage offers additional storage or parking space, accessed via the driveway. The property also benefits from an EV charging point, providing convenient home charging for electric vehicles.

Location

Situated within strolling distance of the esteemed Hagley Village centre, 19 Kidderminster Road 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.

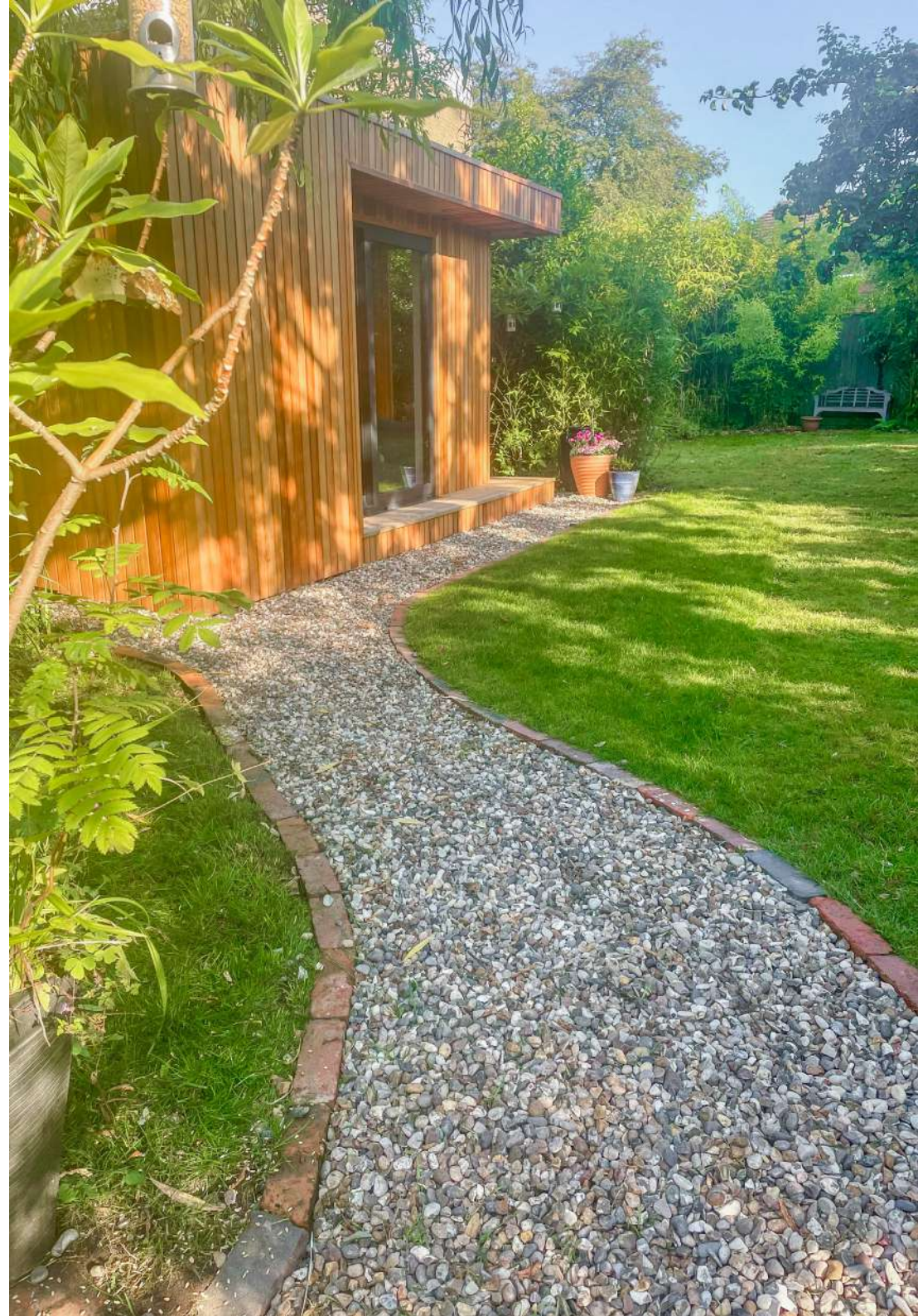
For motorists, the property enjoys a close proximity to the national motorway network, with M5 Junctions 3 and 4 easily accessible.

Services

Services are TBC.

Council Tax

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



Kidderminster Road, Hagley, Stourbridge, DY9 0PZ

Approximate Area = 2447 sq ft / 227.3 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Garage = 221 sq ft / 20.5 sq m

Outbuilding = 171 sq ft / 15.8 sq m

Total = 2921 sq ft / 271.2 sq m

For identification only - Not to scale



Denotes restricted
head height



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Andrew Grant. REF: 1254161



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