

Andrew Grant



# Dugdale House

17 Dugdale Close, Hagley, DY9 0WD





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**5 Bedrooms    3 Bathrooms    2 Reception Rooms**

“A spacious and high-specification five-bedroom detached family home with open-plan living, a double garage, off-street parking, and a beautiful garden in a prime location.....”

Scott Richardson Brown CEO



- A brilliant five-bedroom, three-storey detached family home.
- High specification finishes throughout including a modern kitchen and en suite bathroom.
- Two versatile reception rooms great for hosting guests and everyday family living.
- A practical utility room and downstairs cloakroom for added convenience.
- Rear walled garden with paved seating areas and flower beds.
- Ample off-street parking with a block-paved driveway and a spacious double garage for additional secure parking or storage.
- Sought-after location, close to local schools and motorway links.

2075 sq ft (192.7 sq m)



## The kitchen

This stylish open-plan kitchen features modern fitted wall and base units with sleek surfaces and integrated appliances. A stainless-steel sink, five-ring gas hob, electric oven, and cooker hood provide both functionality and elegance. The space includes a breakfast bar for casual dining and is complemented by a sky light that lets in an abundance of natural light.







## The dining/ sitting area

The dining area offers ample space for a large dining table, perfect for family meals and gatherings. Additionally, there is enough room for a casual seating arrangement, providing further versatility. A large bay window at the end of the room fills the space with light to ensure a bright and inviting space for everyday life.







## The living room

This spacious and inviting living room is the perfect blend of comfort and style. The striking marble fireplace serves as a beautiful focal point, while dual aspect windows, including patio doors leading to the garden, illuminate the room with natural light. The flexible layout allows for easy entertaining or quiet relaxation, making it an ideal space for any occasion. With its bright, airy atmosphere, this room offers a warm and welcoming environment for the whole family to enjoy.



## The utility and cloakroom

Conveniently located just off the kitchen, the utility room offers a practical space for everyday chores. It is fitted with modern wall and base units, a sink with mixer tap, space for a washing machine and direct access to the garden.

Adjacent to the entrance hall, the cloakroom provides a convenient and discreet space for a downstairs W.C. It includes a low-level W.C. and wall-mounted wash hand basin, perfect for guests and daily use.







## The primary bedroom

The spacious primary double bedroom offers a generous layout, providing plenty of room for a large bed and additional bedroom furniture. With a window overlooking the garden, the room has a bright yet cosy atmosphere. The thoughtful design ensures a comfortable and functional space, ideal for relaxation.







## The primary en suite and dressing area

The en suite bathroom features a walk-in shower, a modern pedestal sink and a WC, all finished with contemporary tiling for a sleek and contemporary look. Adjacent to the bedroom is a spacious dressing room with built-in storage, offering ample hanging space and keeping the room organised and clutter-free. Together, these areas provide the ultimate in convenience and comfort.







## The second and third bedrooms

The generously sized second bedroom offers fantastic versatility. With ample natural light from the large windows and a flexible layout, this room provides the perfect environment for a variety of needs. Bright and airy, the third double bedroom features ample built-in wardrobe space and a large window overlooking the front of the property. This room offers plenty of natural light, providing a comfortable and versatile space for various uses.





## The family bathroom

This beautifully finished bathroom features a modern shower cubicle, a sleek wall-mounted sink, and a panelled bath. Premium tiling and a neutral colour palette enhance the spacious feel, while a well-placed window adds natural light, completing the contemporary design.







## The fourth and fifth bedrooms

Bedroom four, located on the second floor, is a spacious room with dual roof lights and a front-facing window, offering plenty of natural light. The sloped ceiling adds character and charm to the space. Bedroom five, also on the second floor, benefits from two roof lights and a front-facing window, making it similarly bright and airy. Both rooms offer ample space, ideal for use as bedrooms, home offices or additional living areas, with the flexibility to suit various needs.







## The second floor shower room

Servicing bedrooms four and five is a generous shower room, featuring a sleek walk-in shower, a WC and a modern floating basin. The room is finished with contemporary tiling, and a window ensures natural light and ventilation, creating a bright and refreshing space.





## The garden

The south-facing garden is beautifully maintained, offering plenty of sunlight throughout the day. It features paved seating areas, perfect for outdoor dining or relaxation, surrounded by vibrant flower beds. A sun awning provides shelter in the warmer months, allowing you to enjoy the space comfortably, whether entertaining guests or simply unwinding. The garden's layout offers both open lawn space and areas for planting, making it an ideal outdoor retreat.



# Location

Dugdale Close is situated within a prestigious residential neighbourhood, ideally located for those seeking a quiet family environment with excellent local amenities. Hagley village is within walking distance, offering an excellent range of amenities, including shops, a local library, a doctor's surgery and a railway station. The area is also served by popular schools, making it ideal for families with children. The property benefits from excellent transport links, with easy access to major roads and the M5 motorway, ensuring convenient travel for both work and leisure. The nearby countryside provides beautiful outdoor spaces, offering scenic walks and recreational opportunities. Whether you're looking for the peace of suburban living or quick access to nearby towns and cities, Dugdale Close offers the perfect balance.



-There is an annual maintenance charge of approximately £280 for the upkeep of the development grounds.

## Services

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

## Council Tax

Band G





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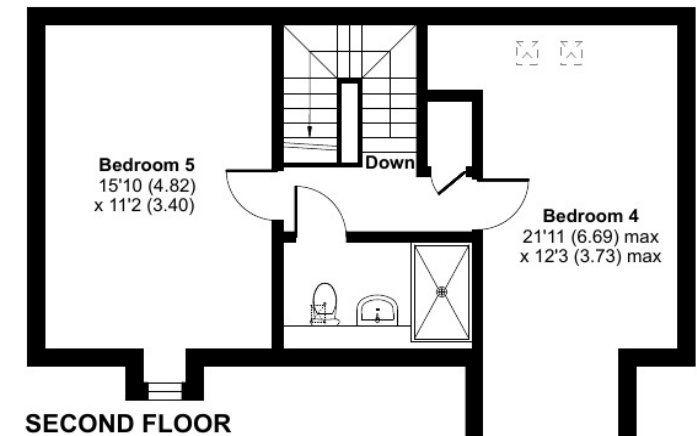
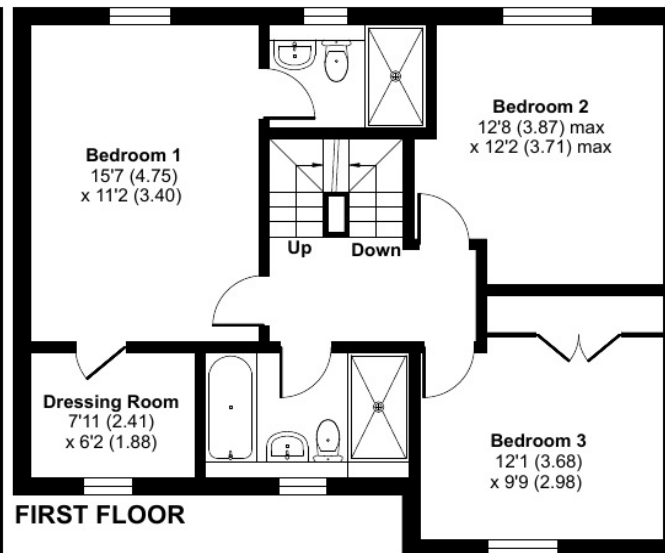
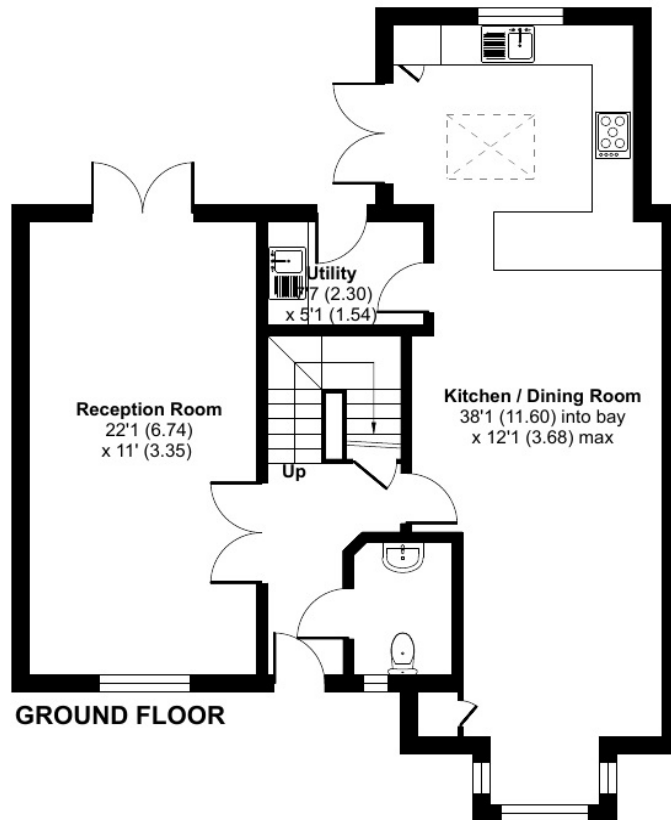
Approximate Area = 2075 sq ft / 192.7 sq m

Garage = 395 sq ft / 36.6 sq m

Total = 2470 sq ft / 229.3 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**DISCLAIMER:** These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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