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Bartons Byre, Worcester Road, Hagley, DY9 0PR

Asking Price £950,000







# Bartons Byre

Grove Properties are delighted to present this luxury three bedroom detached bungalow with stunning far reaching views and self contained annexe on the Worcester Road in Hagley. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed living areas are designed to create a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at home.

The bungalow features three generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings. Additionally, the property boasts three modern bathrooms, providing convenience and privacy for all occupants.

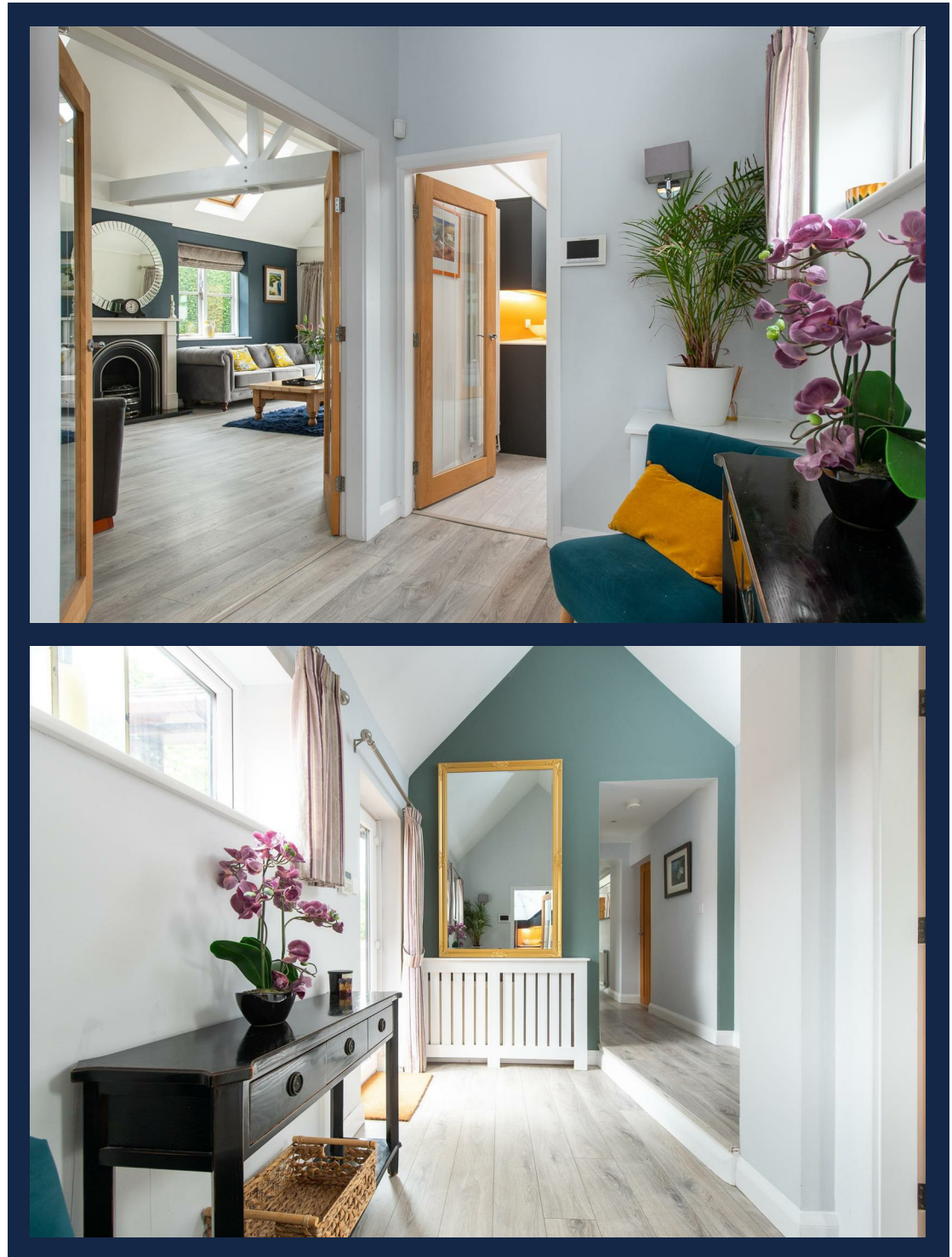
The self contained annexe comprises a double bedroom, study, bathroom, kitchenette and office to the rear which could potentially be a living room.

The property benefits from beautiful panoramic countryside views and the gated driveway ensures privacy and security for residents.

Set in a desirable location, this modern, thoughtfully designed bungalow is surrounded by the natural beauty of Hagley, making it an ideal choice for those seeking a tranquil lifestyle while still being within easy reach of local amenities. Hagley High Street is just a short walk away, along with both primary and secondary schooling to accommodate families with children of all ages. A seven minute walk will take you to the Hagley train station, providing commuter links to Birmingham, Worcester and beyond.

If you are seeking a property that appeals to all generations and stages of life, this property offers a unique opportunity to enjoy single-storey living in a sought-after area.

With its spacious layout and prime location, this property is a must-see for anyone looking to make a new home in Hagley. Don't miss the chance to explore all that this lovely, unique property has to offer.

















#### Approach

Approached via electric gates and private driveway.

#### Entry Hall

With double glazing window and door out to front, central heating radiator and wood flooring throughout. Step leads to internal hallway and doors lead to:

#### Living Room 14'9" x 20'8" (4.5 x 6.3)

With two double glazing windows to rear, two Velux skylights and glass doors out to the patio. There are two central heating radiators, wood flooring throughout, feature fireplace with electric fire insert and tv point with ethernet cable.

#### Kitchen 15'1" x 10'9" (4.6 x 3.3)

With double glazing window to side and two skylights overhead, central heating radiator and wood flooring throughout. There are stylish fitted bespoke wall and base units with worksurface over and copper splashback, one and a half bowl sink with drainage and four ring Lamona hob with extractor fan overhead. Integrated appliances include dishwasher, fridge freezer and Lamona oven with separate grill. Glass double doors lead through into the dining room and further glass door gives access to the utility, leading through into the snug.

#### Dining Room 12'5" x 11'9" (3.8 x 3.6)

With double glazing full length windows to side, sliding doors to both front and rear and two sky lanterns overhead. There is wood flooring throughout with underfloor heating and feature log burner.

#### Utility 4'11" x 11'1" (1.5 x 3.4)

With door to side for access to garden, fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. Further door leads through into the snug.

#### Garden Room 16'4" x 10'9" (5.0 x 3.3)

With double glazing window to front and glass doors to both sides, wood flooring throughout and ethernet cable.

#### Internal Hallway

With double glazing window to front, central heating radiator and wood flooring. Doors lead to:



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Bedroom Three 8'10" x 7'10" (2.7 x 2.4)

With double glazing window to rear, central heating radiator and wood flooring throughout.

Study 4'11" x 6'10" (1.5 x 2.1)

With double glazing window to front and fitted storage cupboards.

Bathroom

With obscured double glazing window to rear, chrome heated towel radiator and tiling to shower cubicle and splashback. Low level w.c., fitted vanity with mosaic tiled handwash basin and shower with hand held and drench head over.

Bedroom Two 9'6" x 12'1" (2.9 x 3.7)

With double glazing window to rear, central heating radiator and wood flooring throughout. There are fitted wardrobes with sliding doors, one of which gives access to the ensuite. Access to loft via hatch.

Ensuite

With chrome heated towel radiator, low level w.c., fitted vanity with sink and corner jet shower cubicle with hand held and drench head over.

Bedroom One 16'8" x 15'1" (5.1 x 4.6)

With double glazing glass doors to front, central heating radiator and wood flooring throughout. There are ample fitted wardrobes and door gives access to the ensuite.

Ensuite

With obscured double glazing window to side, heated towel radiator and tiling to walls with brick feature wall. Low level w.c., fitted vanity with unique mosaic tile basin and fitted bath with hand held shower and drench head.

Annexe: Bedroom 9'10" x 9'6" (3.0 x 2.9)

With French doors to side, electric radiator and fitted shelving for storage. Doors lead to the study and bathroom.

Annexe: Study 3'11" x 10'9" (1.2 x 3.3)

With double glazing window to side and electric heater.

Annexe: Bathroom

With chrome heated towel radiator, w.c., bidet, floating vanity sink and shower cubicle. Door leads through into the kitchenette.

Annexe: Kitchenette

Fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. Door leads through into the office.

Annexe: Office 8'10" x 17'0" (2.7 x 5.2)

With double glazing doors to out to the garden, electric heater, wood flooring and ethernet cable.

Store 39'4" x 6'2" (12.0 x 1.9)

With door at either end for access, ample storage, lighting overhead and electric points. There is also an outdoor tap and alarm system for security.

Gardens

A great space to enjoy with family and friends, the gardens offer a large patio area with steps leading to a well maintained lawn, hedging borders with mature planter beds and views looking out onto the playing fields and countryside beyond.

To the front of the property is a further lawned area with vegetable patch and hedgerow borders. Both lawns are maintained by Robot mowers.













#### Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### Council Tax

Tax band is E.

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very

best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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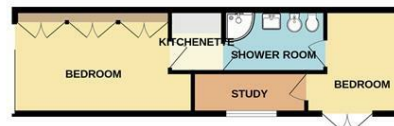




GROUND FLOOR  
1640 sq.ft. (152.3 sq.m.) approx.



ANNEX ACCOMMODATION  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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