



Harwood House, Wassell Grove Lane, Hagley, DY9 9JH

welcome to

Harwood House, Wassell Grove Lane, Hagley

*****STUNNING HOME****GREAT POTENTIAL FOR DEVELOPMENT SUBJECT TO PLANNING APPROVAL***FIVE RECEPTION ROOMS****FOUR BEDROOMS**THREE BATHROOMS****STUNNING COUNTRYSIDE VIEWS****WITH APPROX OVER THREE ACRES ****PRIVATE SWEEPING DRIVEWAY AND PARKING FOR MULTIPLE CARS****TWO GARAGES****IMPRESSIVE HOME****



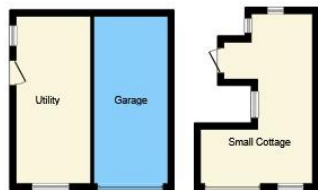


Ground Floor



First Floor

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Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agent Note

The Council Tax Band is G.

Approach

Sweeping tarmac driveway providing parking for five plus cars, extensive lawns, feature wall and patio giving access to rear.

Front Porch

With feature front door leading to back of lift area providing handy storage.

Snug

12' 11" max x 11' 5" max (3.94m max x 3.48m max)

Door to front with archway, ceiling light, spot lights, feature coving, central heating radiator, doors to study and utility room and stable door to kitchen.

Utility Room

13' max x 7' 8" max (3.96m max x 2.34m max)

Window and door to side garden, range of wall and base units with worktops over, bowl sink with mixer tap, base and wall cupboards, wall mounted central heating boiler, space for washing machine, heated ladder rail and tiling to floor.

Kitchen/ Diner

27' 9" max x 11' 5" max (8.46m max x 3.48m max)

Double glazed windows to front and rear, ceiling spot lights, two ceiling lights, feature coving, range of wall and base units with Quartz worktops over, induction hob and cooker hood, sink/drainer, integrated AEG dishwasher, Neff double ovens, grill and warming drawer, integrated fridge/freezer, breakfast bar and further storage, side board with a range of drawers and Quartz worktops, heated ladder rails and Karndean flooring.

Inner Hallway

Feature ceiling cornice, ceiling spot lights, central heating radiator, door to electrically operated lift, laminate flooring, doors to dining room and drawing room. Stairs with inset lighting to first floor.

Downstairs Cloakroom

Window to front, ceiling spot lights, low level wc, wall mounted wash hand basin, heated ladder rail, tiling to walls and floor.

Dining Room

22' 9" max x 12' 4" max (6.93m max x 3.76m max)

Double glazed patio doors to rear garden, ornamental cornice and suspended ceiling design with inset LED lighting with remote control an offering colour changing options, wall lights, central heating radiators, panelling to walls and door to hallway.

Drawing Room

25' 7" max x 14' 10" max (7.80m max x 4.52m max)

Double glazed window to rear, ornamental cornice and ceiling, ceiling light, central heating radiator, stone fireplace, panelling to walls, inset alcoves, dual aspect fire into the morning room, archway and window to morning room.

Morning Room

35' 9" max x 22' 10" max (10.90m max x 6.96m max)

Double glazed windows to side, window to rear, double glazed patio doors to garden, ceiling spot lights, feature coving, central heating radiators, glass feature windows to drawing room, dual aspect open gas fire to drawing room.

Study/ Office

18' 3" x 16' 8" (5.56m x 5.08m)

Double glazed windows to front and side, ceiling spot lights, feature coving, central heating radiators, doors to storage areas and garage.

Split Level Landing

Original stained glass window to front, ceiling spot lights, loft access via pull down ladder, built-in library half turn of staircase, central heating radiator, range of fitted storage cupboards housing the water cylinders, dado rail, electrically operated lift and doors to various rooms.

Master Bedroom

17' 11" max x 12' to front of wardrobes (5.46m max x 3.66m to front of wardrobes)

Double glazed patio doors to rear opening onto the balcony, double glazed windows to side aspect ceiling spot lights, feature cornice, extensive range of fitted wardrobes, drawers and vanity area, central heating radiator, electrically operated curtains and door to en-suite wet room.

En-Suite Wet Room

Double glazed windows to front and side, ceiling spot lights, coved cornice, free standing bath with mixer tap, dual wall mounted wash hand basins with mixer taps, Jacuzzi shower area, with glass door , ceiling spot light, coved cornice, wall mounted W/C, wall mounted wash hand basin with mixer tap, central heating radiator heated towel rail and full height tiling.

Balcony Off Bedrooms 1 & 2

Glass balcony with hand rails, and feature brick built pillars, dining and sun lounging areas, artificial grass and stunning views of open countryside.

Bedroom Two

111' 10" max x 14' 2" plus recess (34.09m max x 4.32m plus recess)

Double glazed windows to rear, double glazed patio doors to balcony, ceiling spot lights, feature coved cornice, electrically operated curtain, central heating radiator and door to en-suite shower room.

En-Suite Shower Room

Refurbished and modernised having ceiling spot lights, feature coved cornice, corner Jacuzzi jet shower with rainfall shower head with glass panelling and door, wall mounted wc, wall mounted wash hand basin with mixer tap, tiling to walls and floor.

Bedroom Three

9' 6" plus recess x 9' 3" to front of wardrobes (2.90m plus recess x 2.82m to front of wardrobes)

Double glazed window to rear, ceiling spot lights, feature coved cornice, central heating radiator, range of fitted wardrobes and drawers.

Bedroom Four

8' 8" max x 11' 4" max (2.64m max x 3.45m max)
Double glazed windows to front and side, ceiling spot lights, central heating radiator and fitted wardrobe with hanging rail.

House Bathroom

Modernised with double glazed window to side, sunken bath, low level wc, pedestal wash hand basin with mixer tap, corner shower cubicle with glass screen and door, heated towel rail, tiling to walls and floor. All bathrooms have their own water heating and pumping arrangements so allowing multiple use at the same time without any compromise of pressure.

Garage

22' 9" max x 17' 2" (6.93m max x 5.23m) Double glazed window and door to side, ceiling light, loft access with ladder leading to dormer roof storage, Grundfos water booster units, electrically operated up and over door, space for utilities, door to wine store and wc with double glazed window to side, low level wc and tiling to splash prone areas.

Rear Garden

Extensive lawns approximately three acres, mature trees surround the boundaries, paved patio. walled garden area, outside lighting, flower house and garage for machinery, wrought iron double gates to side garden.

Mini House

16' 9" max x 5' 8" plus recess (5.11m max x 1.73m plus recess)

Being a mini replica of Harwood House and having a double glazed door to front, electrics and lighting, double glazed sky light, pitched roof and garage with electric doors.

Flower House

13' 6" max x 7' 8" max (4.11m max x 2.34m max)
Double glazed door to side, double glazed window to rear, range of wall and base units with worktops over and stainless steel sink/drainers.

Garage

13' 3" max x 18' 2" max (4.04m max x 5.54m max)
Electrically operated door, lift hatch and ceiling light, Currently used for gardening machinery.



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welcome to

Harwood House, Wassell Grove Lane, Hagley

- IMPRESSIVE SPACIOUS DETACHED FAMILY RESIDENCE
- APPROX OVER THREE ACRES OF LAND
- SURROUNDED BY COUNTRYSIDE
- GREAT DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
- CATCHMENT FOR HAYBRIDGE HIGH SCHOOL

Tenure: Freehold EPC Rating: D

offers over

£1,500,000



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