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Keepings, 21 Newfield Road  
Hagley

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Keepings, 21 Newfield Road, Hagley, DY9 0JP

An attractive and individual 4 bedroom detached family home with a sought after Newfield Road address located close to Hagley village and all that it offers.

Providing extended accommodation with 4 bedrooms, shower room to bedroom 2, bathroom, extended lounge with separate dining room, kitchen, utility, conservatory and 2 car garaging.

The house stands back from Newfield Road behind a fore garden with plenty of driveway parking and attractive enclosed rear garden.

Benefitted from gas fired central heating and majority PVCU double glazing. It offers scope for further updating to make a lovely family home.

Hagley provides an excellent range of village amenities together with shops, bars and restaurants and is particularly popular with families due to the highly regarding schools. It's a lovely location for the commuter with easy motorway access and village railway station, yet benefits from greenbelt countryside on the doorstep.

The accommodation includes enclosed porch with central reception hall featuring oak flooring, and staircase rising to the first floor and useful under stairs cupboard plus guest cloakroom with WC and washbasin.

The lounge is the principal reception room which has been extended and has patio windows giving access and views over the rear garden, making it a particularly light and airy room.

There is a separate dining room with wood burner and bay window to the front.

The kitchen has a range of fitted units and sink, slot in appliance space and wine rack. This then links to the utility room with fitted units and space for washing machine and dryer together with second sink.

The conservatory can double up as a breakfast room and provides access to the garden providing an attractive spot for coffee, particularly during the summer months.

Internal access is provided to the two interlinked garages with roller doors, one being remotely operated.

At first floor level the spacious landing is naturally lit with a stained glass feature window to the front.

The master Bedroom features fitted wardrobes, dressing table and walk in bay window. Bedroom 2 has the benefit of an ensuite shower room with shower and wash basin. Bedroom 3 is a double bedroom with built in wardrobes and bedroom 4 with its dormer window projection could be used as a bedroom or home office if needed.





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we sell **homes.**



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The house bathroom includes a bath, separate shower, vanity wash basin and separate WC.

Rear garden features an attractive patio plus a circular patio area for seating towards the rear. the gardens at both front and rear feature Astroturf making garden maintenance particularly easy and at the same time giving that manicured look.

**Council tax: F**

**EPC: D**

**Tenure: Freehold**

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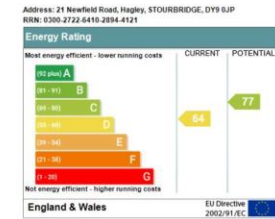




# FLOOR PLANS

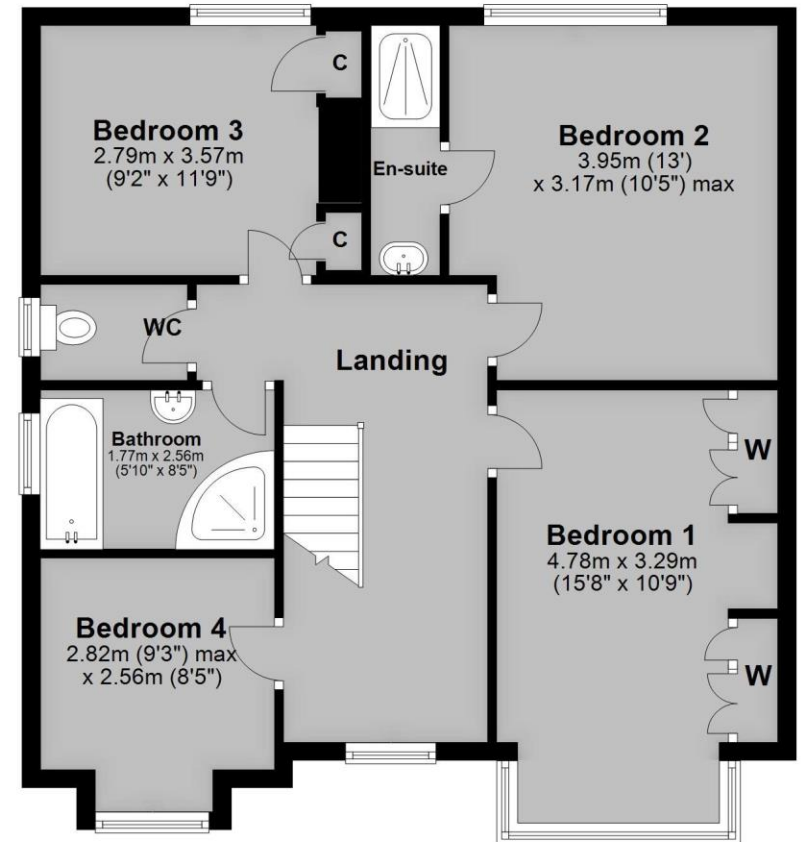
## Ground Floor

Approx. 114.9 sq. metres (1237.1 sq. feet)



## First Floor

Approx. 66.2 sq. metres (712.2 sq. feet)



Total area: approx. 181.1 sq. metres (1949.3 sq. feet)



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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