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CHARTERED SURVEYORS ■ VALUERS and ESTATE AGENTS

FOR SALE

The substantial detached residence
offering family accommodation

situate

**No.6 Middlefield Lane
Hagley
Nr Stourbridge
DY9 0PX**



- * Much favoured location
- * Six bedrooms
- * Three receptions
- * Double garage & car port
- * In need of general updating
- * Two bathrooms
- * Impressive vestibule reception hall & staircase
- * Gas heating & double glazed

NO UPWARD CHAIN

GUIDE PRICE £850,000

SITUATION & DESCRIPTION:

The property is situated in the prestigious village of Hagley, some three miles south of Stourbridge and twelve miles west of Birmingham, it is in close proximity to amenities and top tier schooling, and offers a good opportunity to create a family home close to all necessary facilities, to include shops, schools and public transport services by road and rail.

The property comprises a substantial detached residence of two storey solid brick construction, having a pitched tiled roof. It was constructed around 1900 and was extended around 1965, occupying a corner position at the junction of Middlefield Lane with Rooks Meadow.

This is a rare opportunity to acquire and refurbish a large period detached house, lying in one of the more highly favoured residential locations of Hagley.

ACCOMMODATION:

On the ground floor;

Vestibule porch entrance 8' 11" x 7' 3" with attractive original Minton tile floor. The original inner door with matching side windows and panels gives access to the;

Large **Reception hall** 17' 6" x 6' 11" with stairs off to the first floor, useful storage cupboard under, further hall area to side.

Guest cloakroom (rear) with hand basin and w.c.

Extended living room (rear) 21' 8" x 15' 7" max. into Inglenook fireplace.

Reception No.2 / Office (front) 12' 0" x 15' 0" into front bay.

Reception No.3 / Dining room (front) 12' 6" x 12' 2".

Breakfast / Kitchen (front) 15' 3" x 10' 0", re-fitted in more recent years to include range of base and wall cupboards.

Adjoining utility room (rear) 10' 0" x 4' 6" with external door to rear garden.

Useful walk in **pantry**.

On the first floor;

The impressive **staircase** from the reception hall leads to the main landing, and side landing from which doors radiate to;

Bedroom No.1 (rear), 21' 8" x 11' 9" max. (10' 11" min).

Adjoining **En-suite shower room** (rear) 13' 6" x 4' 2" with hand basin, w.c., bidet and tiled shower cubicle. Window to rear.

Bedroom No.2 (front) 12' 0" x 14' 7" into bay, with hand basin and original built in cupboard.

Bedroom No.3 (front) 12' 8" x 12' 0".

Bedroom No.4 (side) 11' 9" x 10' 0".

Bedroom No.5 (side) 8' 0" x 10' 0" max. including inset airing cupboard.

Bedroom No.6 (front) 8' 10" x 9' 3" max. (5' 6" min.).

House bathroom (rear) 7' 9" x 5' 0" with panelled bath, hand basin and two windows to rear.

Separate w.c. (rear) 5' 0" x 3' 4" with low flush cistern.

Continued/...

Outside;

Double garage 17' 0" x 17' 0" approx. of brick construction with a flat roof, approached from Rooks Meadow.

Double width **car port** and tarmac surfaced driveway providing off road parking for several vehicles.

The property stands on an attractive **corner plot** with open plan garden areas to the front and right hand side containing several specimen trees and a variety of mature shrubs and plants.

To the rear of the property is a **garden** area of manageable size with paved areas, lawns and again flanked by well stocked borders with a variety of mature shrubs and plants.

GENERAL INFORMATION

TENURE: Freehold with vacant possession on completion.

COUNCIL TAX: Assessed to Band G, charge 2024 / 2025, £3,731.16, Bromsgrove District Council.

ENERGY PERFORMANCE CERTIFICATE: The property has an Energy Performance Certificate with a rating of Band D-55, expiring 6 October 2032.

SERVICES: Mains drainage, water, gas and electricity are connected. There is a gas fired central heating system of radiators served by the Worcester wall mounted combination boiler, located in the utility room.

A burglar alarm is installed, believed to be in working order.

FIXTURES & FITTINGS: In addition to those already mentioned within these particulars it should be noted all carpets and floor coverings as fitted are included in the purchase price together with light fittings, curtain tracks and curtains where in situ.

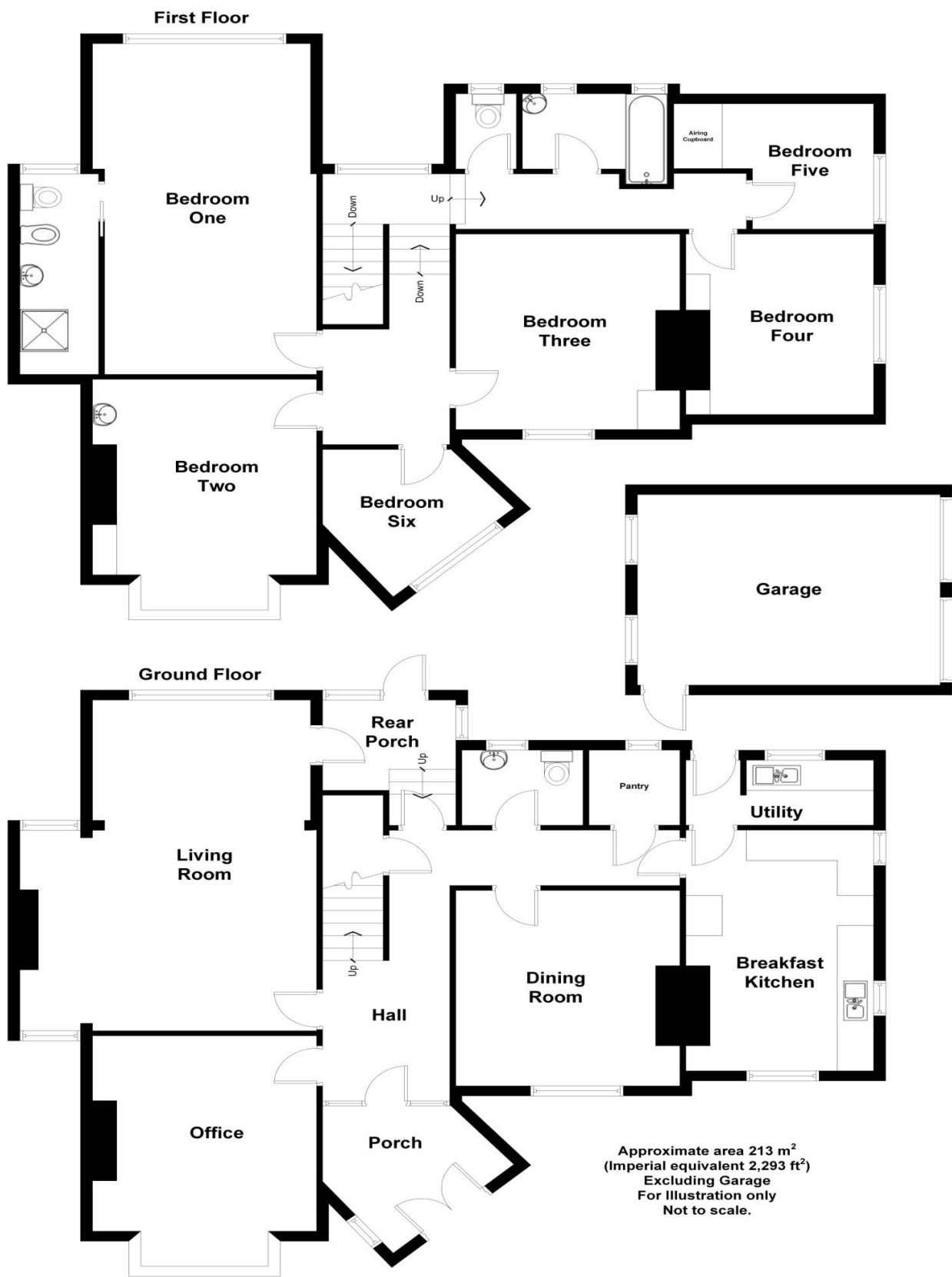
VIEWING: Viewing is strictly by arrangement with the agents' Stourbridge office tel. 01384 440466.

ANTI MONEY LAUNDERING: The successful purchaser will be required to submit two forms of identity and place of residence in order to comply with anti money laundering regulations.

PHOTOGRAPHS:



FLOOR PLAN:



MISREPRESENTATION ACT 1967:

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