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**11 Milestone Drive**  
Hagley



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11 Milestone Drive, Hagley, DY9 0LP

We are thrilled to present this generously extended four-bedroom detached home, ideally situated just a short stroll from the vibrant amenities of Hagley village. With three versatile reception rooms, a house bathroom, and an en-suite to the principal bedroom, this property offers excellent space for modern family living. Set back from Milestone Drive, the property features a block-paved driveway behind a neatly trimmed hedge, offering ample forecourt parking and access to an integral garage.

Internally, the home benefits from gas central heating and PVCU double glazed windows. The front door opens into a welcoming central hallway with a staircase and useful under-stairs storage.

The heart of the home is the spacious open-plan lounge and dining area, featuring dual aspect windows and a classic fireplace with a gas coal-effect fire as a central focal point. This space flows seamlessly into a versatile garden room - perfect as a playroom, home office, or additional sitting area with French doors leading out to the garden.



The kitchen has been tastefully refitted with Shaker-style cabinetry from 'The Gallery' and includes a Belfast sink, integrated appliances including a dishwasher, double oven and hob, and space for an American-style fridge-freezer. Quartz-style work surfaces complete the space, which opens into a third reception room, currently used as a breakfast/sitting room with further French doors to the garden.

A guest cloakroom with low-level WC and vanity wash basin, along with internal access to the garage, completes the ground floor.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The main bedroom benefits from an en suite shower room with WC and vanity basin. The family bathroom features a stylish P-shaped bath with shower over, WC, and fitted vanity unit.

The south-easterly facing rear garden is designed for easy maintenance, featuring a courtyard area with pergola, lawn, and well-stocked borders with mature shrubs and bushes - ideal for relaxing or entertaining.

Previously granted planning consent (now expired, ref: 19/01426/FUL) offered potential for further front and rear extensions, a garage conversion, and internal reconfiguration - highlighting the home's future potential.



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We don't sell houses  
we sell **homes.**





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This fantastic family home offers generous living space in a prime location, with easy access to highly regarded Hagley schools, local shops, bars, restaurants, and excellent transport links including the village train station and nearby motorway connections.

**Tenure:** Freehold

**Council Tax Band:** E

**EPC Rating:** TBC

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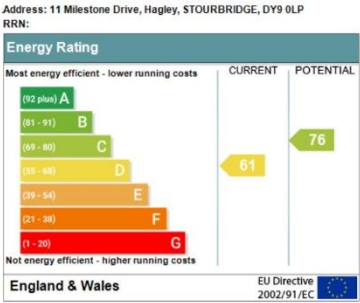
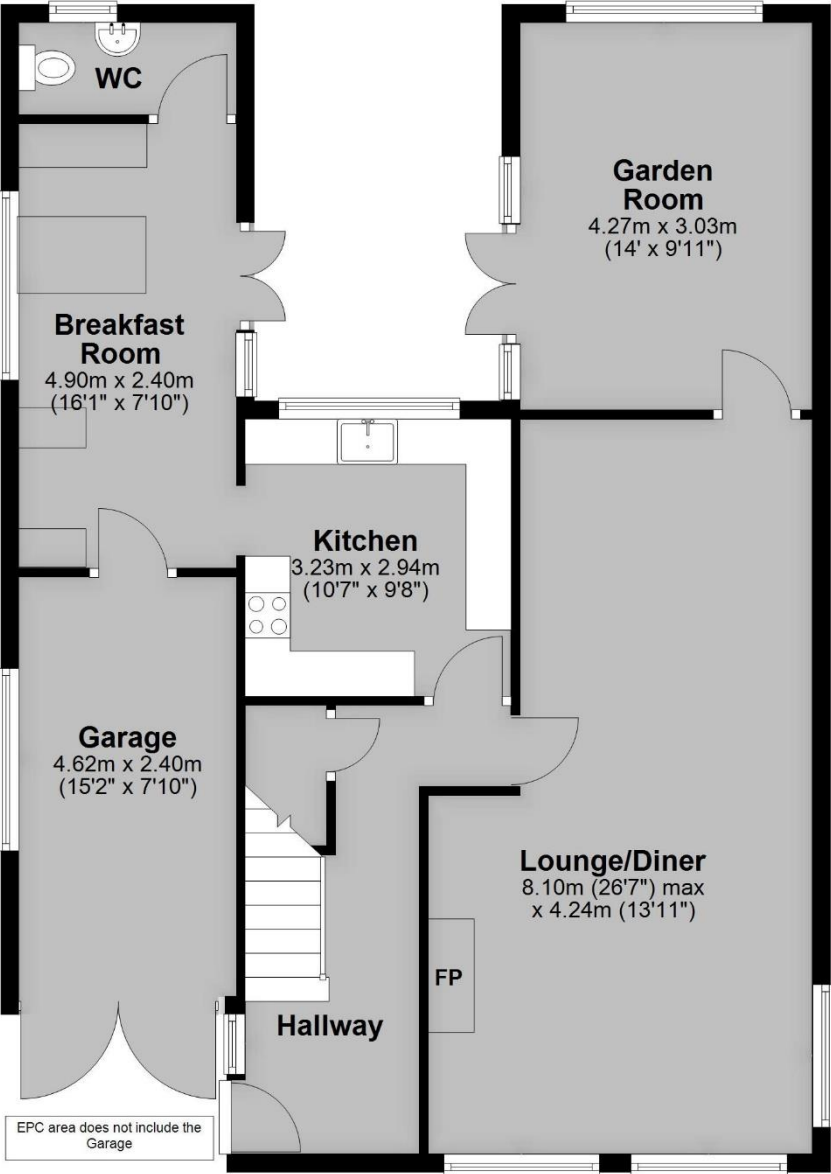




# FLOOR PLANS

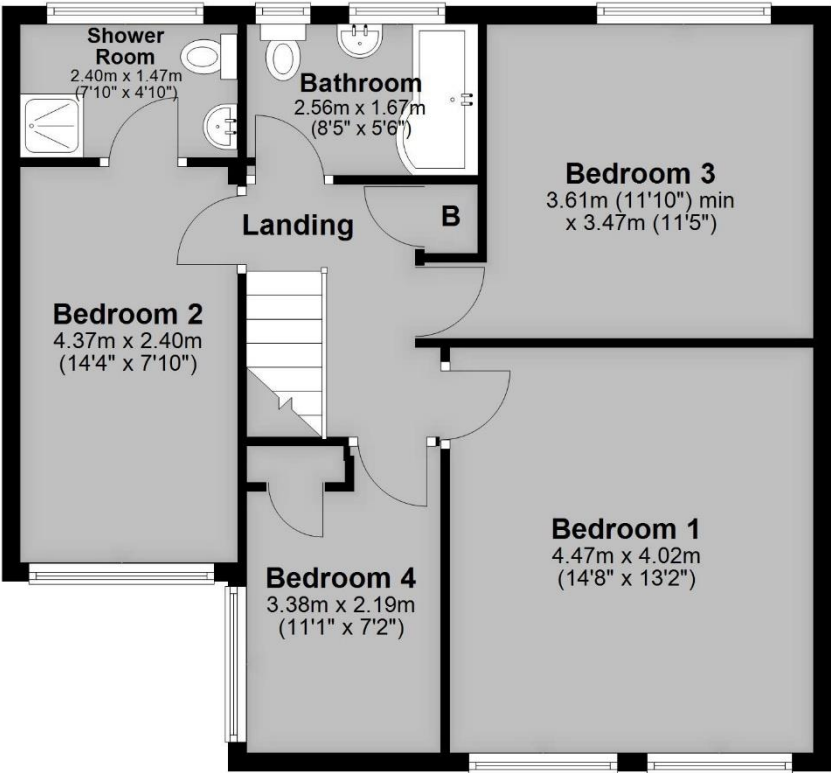
## Ground Floor

Approx. 90.9 sq. metres (978.3 sq. feet)



## First Floor

Approx. 65.3 sq. metres (703.1 sq. feet)



Total area: approx. 156.2 sq. metres (1681.5 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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