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Cae Newyd, 19 Newfield Road
Hagley

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This exceptional and highly individual detached residence offers flexible, spacious accommodation across 4/5 double bedrooms and 4 bath/ shower rooms. Perfect for modern family living, multi-generational households, or those looking to work from home and entertain in style.

Notable features include stunning parquet flooring in the main reception rooms, a charming lounge with Minster-style fireplace and log burner, a separate dining room, and a versatile snug/games room which could serve as a study or fifth bedroom. The heart of the home is the beautifully appointed dining kitchen and family room, which opens onto a generous garden complete with an outdoor **swimming pool**. A detached double garage and ample driveway parking further enhance this wonderful home.

Cae Newyd, meaning *New Field* in Welsh, boasts distinctive architectural charm with its pantile roof, gable projection, dormer windows, and detailed brickwork. The property is ideally situated within walking distance of Hagley village, offering a superb range of local amenities including shops, restaurants, and highly sought-after primary and secondary schools. Excellent road links, motorway access, and a nearby train station make this an ideal location for commuters, while nearby countryside walks, including the Clent Hills and Hagley Hall, provide a peaceful escape.



Accommodation Overview:

A recessed porch opens to a welcoming central hallway with staircase and under-stairs storage. The lounge features a Minster-style fireplace with log burner, a circular side window, and parquet flooring.

The dining room is dual-aspect and also benefits from parquet flooring.

The games room/snug is currently used for entertaining but could serve as a fifth bedroom or home office.

A rear hallway leads to a guest bathroom (with bath, electric shower, WC, and heritage-style vanity basin), ground-floor double bedroom (making this space ideal for guests or as an annexe) offers fitted wardrobes, a desk, French doors to the garden, and a stylish ensuite shower room with walk-in shower, vanity basin, WC, and linen cupboard.

The kitchen/family room, installed by **Aristocraft Kitchens**, features oak cabinetry, granite worktops, a central island, integrated appliances (double oven, hob, microwave, drinks fridge), a peninsular with undermounted sink, and ample dining/living space with bay window, gas pebble fire, and French doors to the garden.

Upstairs:

A galleried landing adds character and warmth to the upper level.

The impressive principal bedroom suite is accessed via double doors and includes a full range of fitted furniture, two double wardrobes, and a luxury ensuite with bath, shower, WC, and heritage vanity unit.

Bedroom 2 is generously sized with built-in wardrobes and eaves storage.

Bedroom 3 is also a spacious double with mirrored wardrobes.



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



Outside:

The front of the property features a **double garage** and ample off-road driveway parking. The **rear garden** is perfect for entertaining, with a large patio and **heated outdoor swimming pool**, powered by a modern air source heat pump. A summerhouse houses the pool equipment and offers changing facilities. The total plot extends to approximately **0.2 acres**.

Key Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: TBC

Construction: Brick with pitched tiled roof

Utilities: Mains gas, water, electricity, and drainage

Broadband & Mobile: <https://checker.ofcom.org.uk>

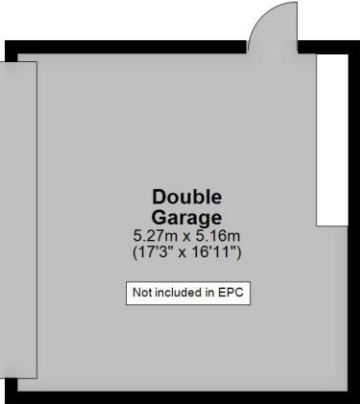
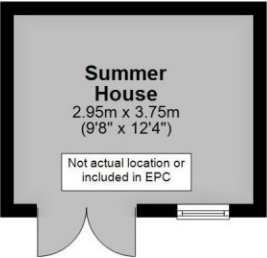
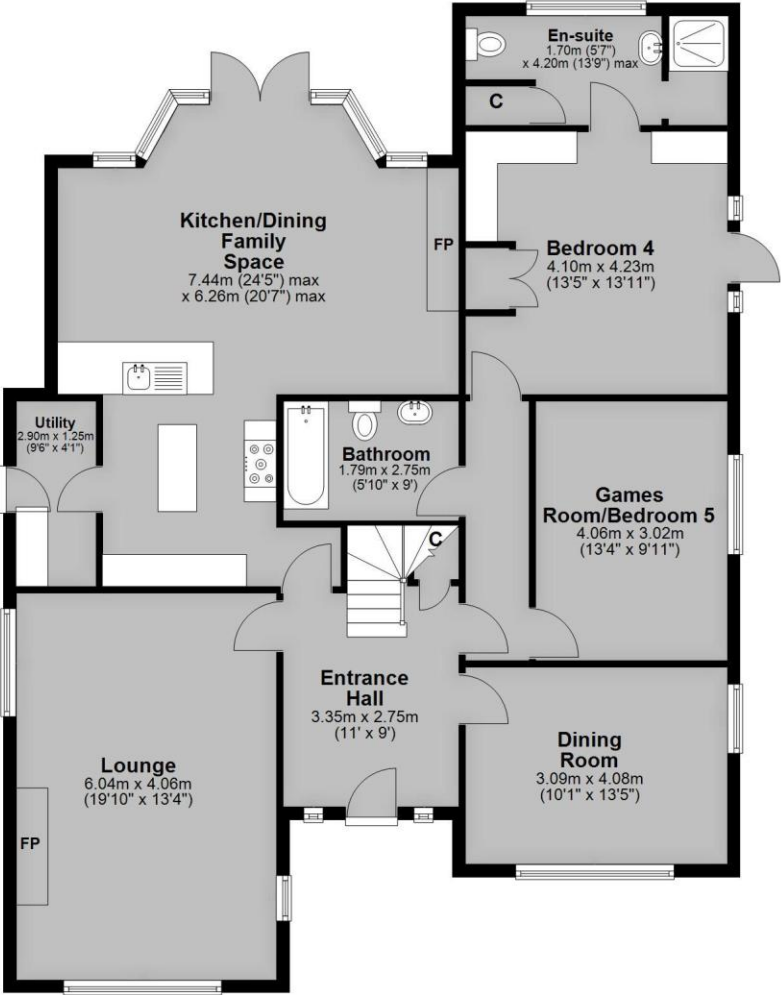
Flood Risk: Very low



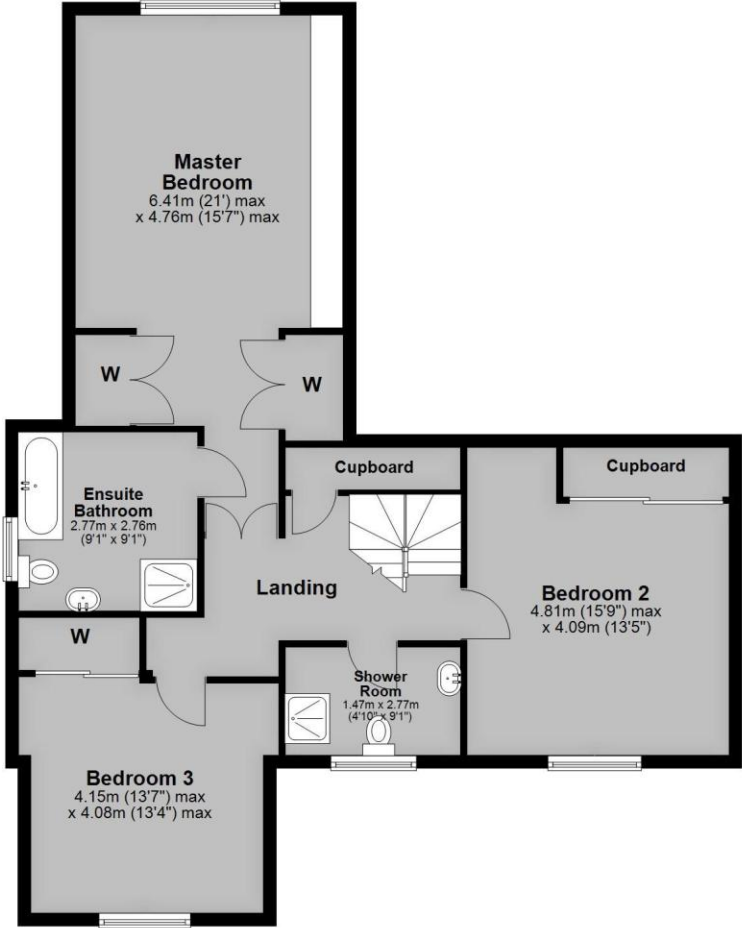


FLOOR PLANS

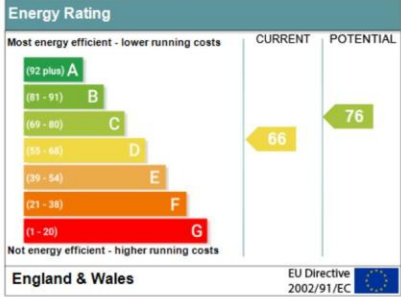
Ground Floor
Approx. 173.7 sq. metres (1869.7 sq. feet)



First Floor
Approx. 96.0 sq. metres (1033.8 sq. feet)



Address: 19 Newfield Road, Hagley, STOURBRIDGE, DY9 0JP
RRN:



Total area: approx. 269.7 sq. metres (2903.5 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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