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11 Hagley Close
Hagley

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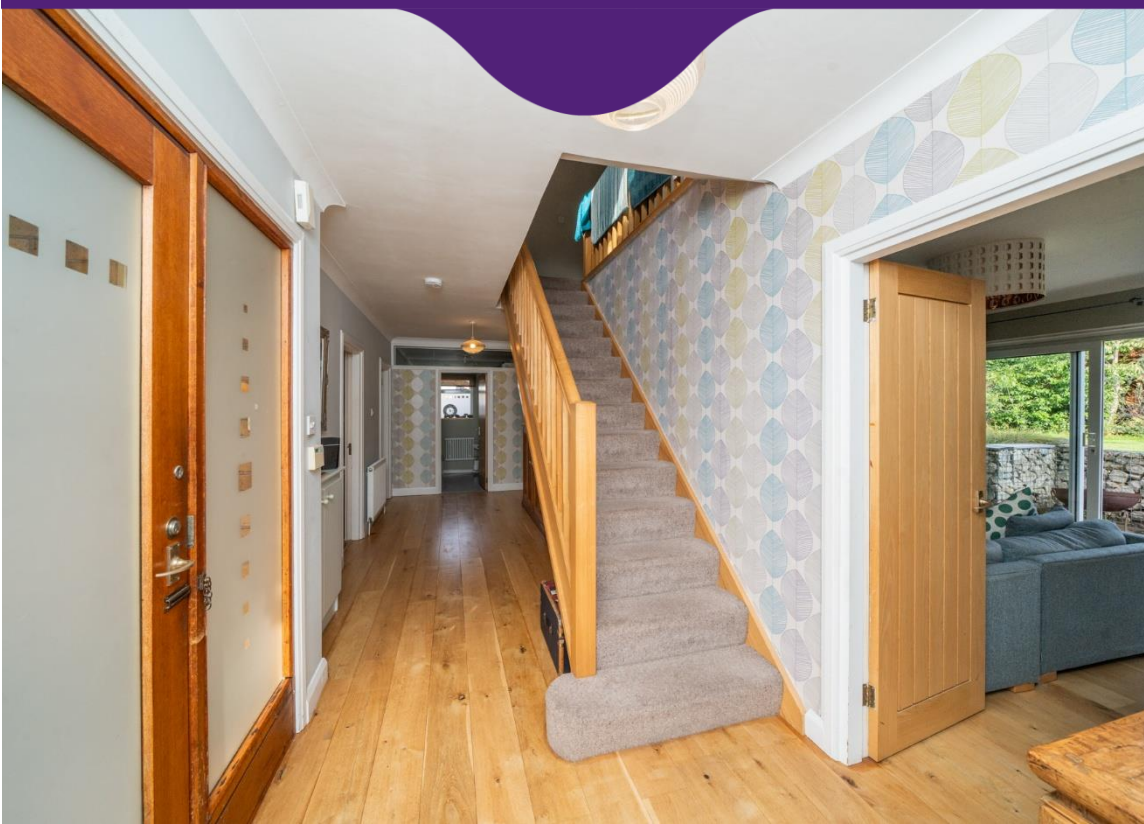
11 Hagley Close, Hagley, Worcestershire, DY9 9LP

An exceptional remodelled four-bedroom residence offering versatile accommodation and stylish open-plan living. Designed with flexibility in mind, the layout provides a combined lounge, dining, and kitchen space, along with the option of up to six bedrooms—ideal for entertaining, multigenerational living, or as a spacious family home.

Tucked away in a select, quiet cul-de-sac near the historic Hagley Hall and its beautiful grounds, the property enjoys a sought-after setting on the edge of the village and close to open countryside. Hagley Close is known for its individually designed homes, many of which—like this property—have been significantly upgraded and remodelled in recent years, further enhancing the appeal of this prestigious address.

The accommodation includes a master bedroom with an en-suite shower room, a stylish family bathroom, a dedicated office, a large guest cloakroom, a boot room, and a utility room, all complemented by a detached double garage.

Eco-conscious buyers will appreciate the property's green credentials, including PV solar panels with a generous feed-in tariff. The gas-fired central heating system, powered by a modern condensing boiler, can also be supplemented by the multifuel stove in the lounge, adding both warmth and character. Large windows throughout ensure the home is wonderfully light and airy.



Positioned at the head of the cul-de-sac, the property features a double-width driveway in front of the garage and an attractive fore garden planted with apple and plum trees, as well as a productive vine beside the enclosed porch. The entrance leads into a welcoming central reception hall with oak flooring and an elegant staircase.

The contemporary kitchen is a standout feature, beautifully appointed with sleek cabinetry, deep-section work surfaces, and a central island with breakfast bar. High-end fittings include a Britannia range-style cooker with stainless steel splashback and hood, integrated dishwasher, double-bowl sink, and stylish mosaic tiling with complementary lighting. This sociable space flows seamlessly into the lounge-dining area, which boasts oak flooring, a multifuel stove, and large sliding patio doors opening onto the garden—perfect for year-round entertaining.

Additional ground-floor rooms offer remarkable flexibility:

- Boot room with Belfast sink and side access
- Utility room with fitted storage
- Office ideal for working from home
- Two further rooms currently used as a sitting room/bedroom and a music room/bedroom, both with built-in storage
- A spacious guest cloakroom with WC and wash basin





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Upstairs, a bright landing with three Velux roof windows leads to the principal bedrooms. The master suite features bespoke fitted wardrobes and drawers, along with a modern en-suite shower room. Bedroom two is particularly generous, with extensive built-in wardrobes, while two further bedrooms enjoy views over the garden. The family bathroom is elegantly appointed with a double-ended bath, handheld shower, wash basin, and WC.

Occupying a wide plot, the south/south-easterly facing garden wraps around the house and garage. Landscaped with lawns, stone gabion walls, a raised pond, and a side patio, it offers both beauty and practicality, including space for logs and coal. The detached double garage with sliding doors and water tap offers excellent storage or potential conversion to a studio or annexe (subject to planning consent).

Hagley itself is renowned for its quality of life, combining village charm with superb amenities. Residents enjoy excellent primary and secondary schools, a variety of shops, bars, and restaurants, plus convenient commuter links via the village railway station and nearby motorway network. Birmingham and Worcester are both easily accessible.

Key Information

Solar Panels: Generous feed-in tariff of 74.37p per kWh

Construction: Brick with pitched tiled roof

Tenure: Freehold

EPC: C

Council Tax: Band F

Services: All mains services connected; gas central heating and multifuel stove

Broadband: Fibre available nearby: <https://checker.ofcom.org.uk>

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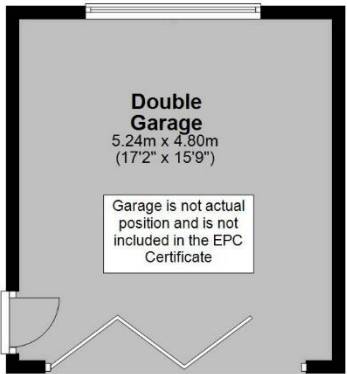
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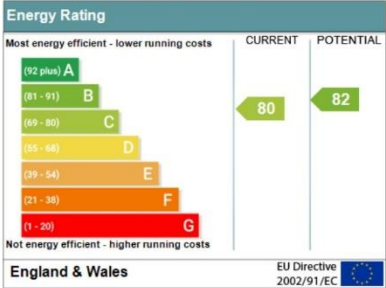


FLOOR PLANS

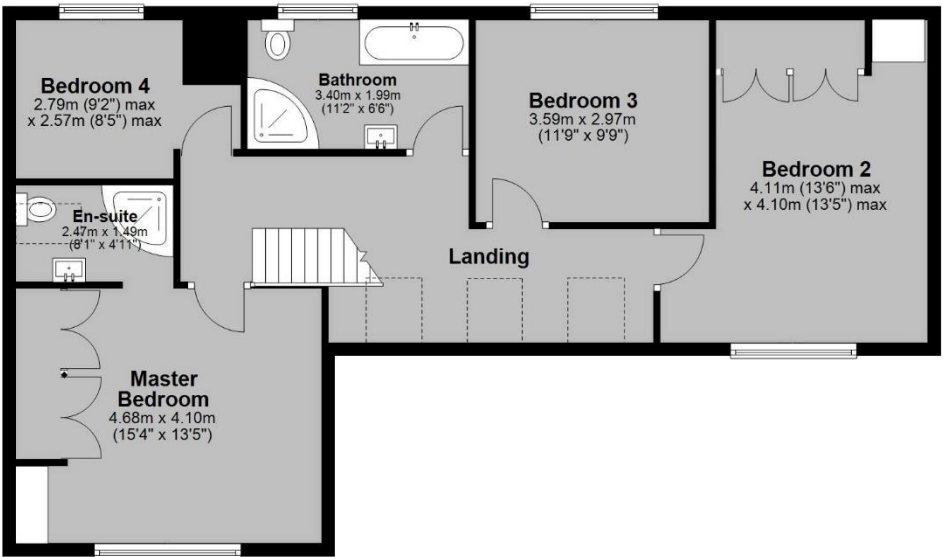
Ground Floor
Approx. 156.3 sq. metres (1682.2 sq. feet)



Address: 11 Hagley Close, Hagley, STOURBRIDGE, DY9 9LP
RRN:



First Floor
Approx. 77.9 sq. metres (838.8 sq. feet)



Total area: approx. 234.2 sq. metres (2521.0 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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