



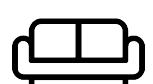
Middlefield Lane, Hagley, Stourbridge, DY9 0PY



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**HUNTERS®**  
EXCLUSIVE

## DESCRIPTION

Presenting an exceptional and rare opportunity for discerning buyers to reside amongst this highly desirable address offering a central location to Hagley Village. Offering excellent school catchment and within walking distance to local shops and nearby train station; the property offers a socialable open plan layout ideal for entertaining and briefly comprises of large in-and-out driveway providing ample off road parking, welcoming entrance hall, living room with bay window and separate playroom with double doors leading to kitchen diner family room complete with Granite worksurfaces, skylight window and french doors leading to rear garden, utility and downstairs shower room adding an essential sense of practicality and bright and airy garden room completing the ground floor. Continuing upstairs off a gallery-style landing leads to four well proportioned bedrooms, master with built-in wardrobes and en suite and spacious family bathroom. The rear garden offers a private aspect and is child friendly with large lawn and patio seating areas and provides access to garage. This is a great all-round family home with viewings highly recommended to appreciate what's on offer.



## Front of The Property

To the front of the property there is a large in and out gravelled driveway providing ample space for parking, storm porch with original tiled floor, mature shrub borders, gated side access leading to rear garden, door to garage and outside lighting.

## Entrance Hall

With a door leading from the front of the property, stairs to first floor landing, doors to various rooms, cornice, wooden floor and a central heating radiator.

## Playroom/ Reception One

11'9" x 11'5" max

With doors leading from entrance hall and kitchen diner, double glazed window to front and a central heating radiator.

## Living Room/ Reception Two

11'9" x 11'1" max

With a door leading from entrance hall, comfortable space for seating, feature fire place with electric fire, double glazed bay window to front and a central heating radiator.

## Kitchen Diner Family Room

21'3" x 16'0" max

With doors leading from entrance hall, playroom and utility, comfortable space for seating and dining, feature fire place with electric fire, fitted with a range of matching wall and base units, granite worksurfaces with matching upstands, integrated oven, stainless steel cooker hood over, fridge freezer, dishwasher, wine cooler, recessed spotlights, wooden floor, electric skylight window, double glazed window to rear, further double glazed french doors leading to rear garden and three central heating radiators.

## Utility

8'10" x 5'6"

With doors leading from kitchen diner family room and garden room, fitted with base units with worksurfaces over, stainless steel sink and drainer, plumbing for washing machine, recessed spotlights, extractor, housed central heating boiler, wooden floor, double glazed window to rear, double glazed door leading to garden room and a central heating radiator.

## Garden Room

16'4" x 7'2"

With double glazed doors leading from utility and rear garden, space for seating, recessed spotlights, double glazed windows to rear and gated entry.

## Shower Room

With a door leading from entrance hall, corner shower, WC, wash hand basin, tiled floor and walls, recessed spotlights, storage cupboard, extractor, double glazed window to side and a chrome central heating towel rail.

## Landing

With stairs leading from entrance hall, doors to various rooms, double glazed window to side and a central heating radiator.

## Master Bedroom

15'5" x 11'5" max

With doors leading from landing and en suite, built-in wardrobes, double glazed bay window to front and a central heating radiator.

## En Suite

With a door leading from master bedroom, double shower, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, extractor, double glazed window to front and a chrome central heated towel rail.

## Bedroom Two

11'9" x 11'5" max

With a door leading from landing, double glazed window to front and a central heating radiator.

## Bedroom Three

10'9" x 9'10"

With a door leading from landing, double glazed window to rear and a central heating radiator.

## Bedroom Four

11'9" x 7'10"

With a door leading from landing, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from landing, bath with shower attachment, corner shower, WC, wash hand basin set into vanity unit, tiled walls, recessed spotlights, double glazed window to rear and a chrome central heating towel rail.

## Garage

With a door leading from the front of the property, useful storage space, light, power and door and window leading to garden.

## Garden

With double glazed doors leading from kitchen diner family room and garden room to a patio seating area, large well maintained lawn, mature shrubs and trees, outside tap and gated side access leading to the front of the property.



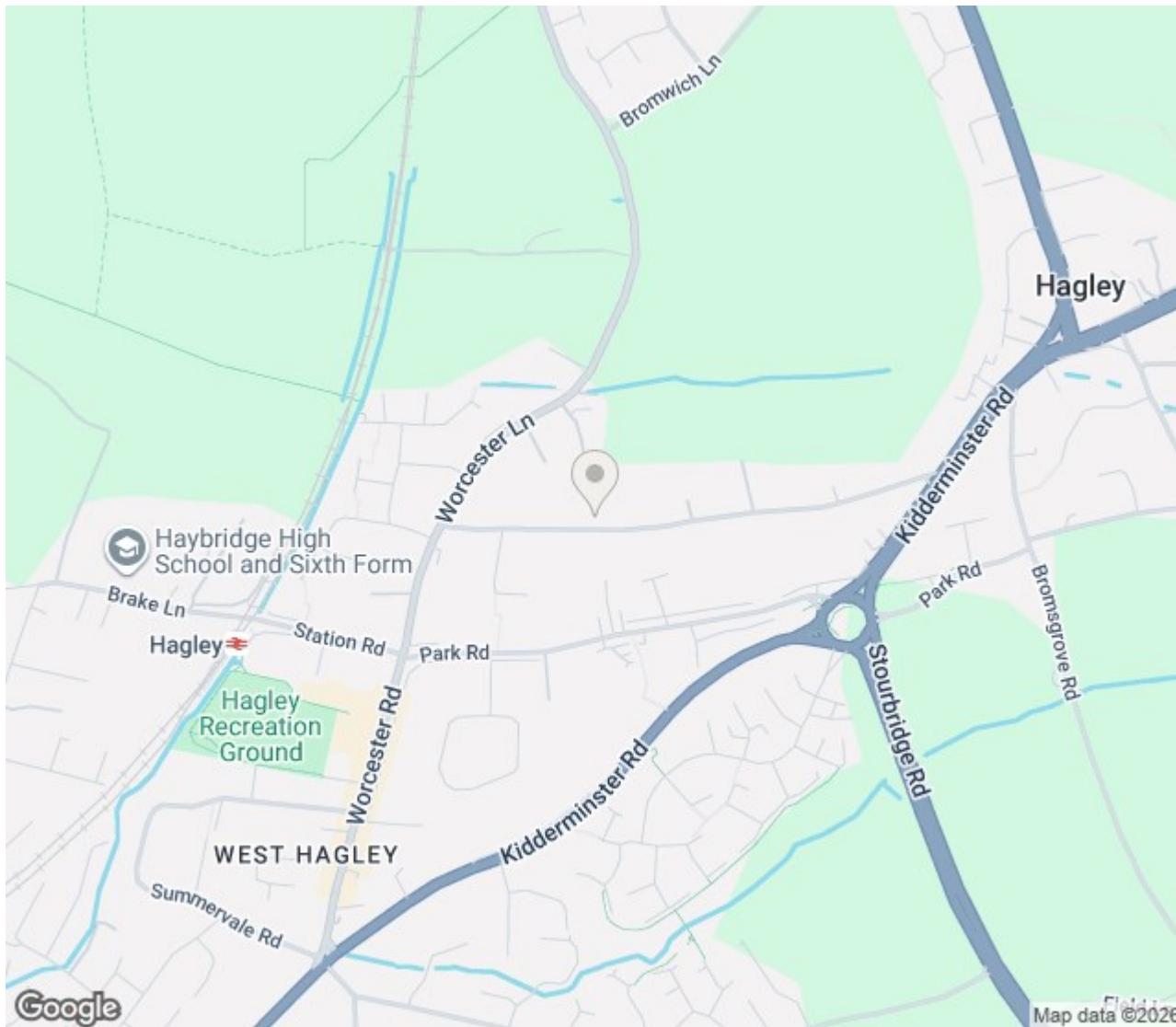
GROUND FLOOR



1ST FLOOR







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

11a St Johns Road, Stourbridge, DY8 1EJ | 01384 443331 | [stourbridge@hunters.com](mailto:stourbridge@hunters.com)

