



**3 Newfield Place,
Hagley,
Stourbridge,
Worcestershire,
DY9 0FB**
£999,000



**WALTON
&
HIPKISS**

3 Newfield Place
Hagley
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This impressive home boasts three well-proportioned reception rooms, conservatory, ideal for both formal entertaining and relaxed family life, alongside a generous dining kitchen that forms the heart of the home. A separate utility room adds further practicality and convenience.

Upstairs, the property features five comfortable bedrooms, 2 en-suites and house Bathroom, providing ample space for growing families or those needing home office flexibility.

Externally, the property is complemented by attractive gardens to both the front and rear, perfect for outdoor enjoyment and entertaining. A double garage and additional driveway parking further enhance the home's appeal.

Ideally situated within walking distance of Hagley's excellent range of local amenities, including shops, well-regarded schools, and a train station offering convenient commuter links.

The property also benefits from easy access to the motorway network, making it perfectly positioned for travel to surrounding towns and cities. This is a rare opportunity to acquire a substantial family home in a prime village setting.

EPC - C

Kitchen

20'02" max x 13'01"

The kitchen is a bright and spacious area fitted with sleek, modern units in a soft grey finish complemented by dark granite countertops and a tiled splashback. Integrated appliances include an oven and hob with an extractor hood above, while ample work surfaces and storage cupboards provide practical functionality. Large windows flood the room with natural light, overlooking the garden, and the kitchen opens through to the dining area, which comfortably accommodates a sizable dining table beneath recessed ceiling lights.

Utility Room

10'05" x 5'01"

The utility room is fitted with matching units and dark countertops, with space and plumbing for laundry appliances. A door leads directly outside, adding convenience for household tasks.

Sitting Room

21'01" x 13'09"

The sitting room is a generous and comfortable space with a large window overlooking the garden to the rear and glazed double doors leading out to the patio. The room features a central fireplace with a stone surround and mantel, providing a cosy focal point. Light grey walls and plush carpeting create a calm and welcoming atmosphere, ideal for relaxing or entertaining.

Family Room/Dining Room

14'06" into bay x 11'0"

The family room or dining room features a bay window to the front, flooding the room with natural light. It is a versatile space that can serve as a cosy sitting area or a formal dining room, with neutral décor and carpeting providing a blank canvas for furnishing.

Study

11'02" into bay x 9'0"

The study, situated to the front of the property, benefits from a bay window allowing plenty of daylight. It is currently arranged as a home office with built-in wooden furniture that includes shelving and a desk, providing an ideal working environment.

Hall

The hallway is bright and spacious with a tiled floor and neutral walls. It includes a staircase to the first floor and doors leading to the principal ground floor rooms. The cloakroom WC is conveniently situated here, offering a white suite with a pedestal basin and toilet.

Landing

The landing upstairs is carpeted and spacious, with access to all bedrooms and bathrooms. It has striped wallpaper and a traditional chandelier, creating a welcoming feel as you move between rooms.

Bedroom 1

13'03" max x 12'01" max

The master bedroom is a generous double room with a window overlooking the rear garden. It is decorated in soft neutral tones and fitted with built-in wardrobes offering excellent storage. An



en-suite bathroom provides added convenience, featuring a bath, separate shower, toilet, bidet, and basin with a dark wood panel surround.

Bedroom 2

13'11" x 10'01"

Bedroom 2 is a comfortable double room with an en-suite shower room. The space is well-lit by a window to the front and has built-in storage, finished in neutral tones to suit various styles.

Bedroom 3

12'01" x 9'03"

Bedroom 3 is a cosy double room located to the rear of the property. It benefits from neutral décor and a window that overlooks the garden, offering a peaceful atmosphere.

Bedroom 4

13'03" max x 12'01" max

Bedroom 4 is a spacious double room with a maximum measurement of 13'03" by 12'01". It is decorated in light, neutral tones and benefits from built-in storage units. A window lets in natural light, brightening the room.

Bedroom 5

10'02" x 9'09"

Bedroom 5 is a smaller double or large single room with a window overlooking the front of the property. It has neutral décor and built-in storage, making it versatile for use as a guest room or additional bedroom.





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Bathroom

The family bathroom is fitted with a white suite complemented by a dark wood panelled bath front. It includes a bath, separate shower cubicle, toilet, bidet, and wash basin. The room is decorated with light tiling and a patterned border, with a window providing natural light.

WC

The downstairs WC offers a convenient cloakroom with a white pedestal basin and toilet, decorated in neutral tones.

Conservatory

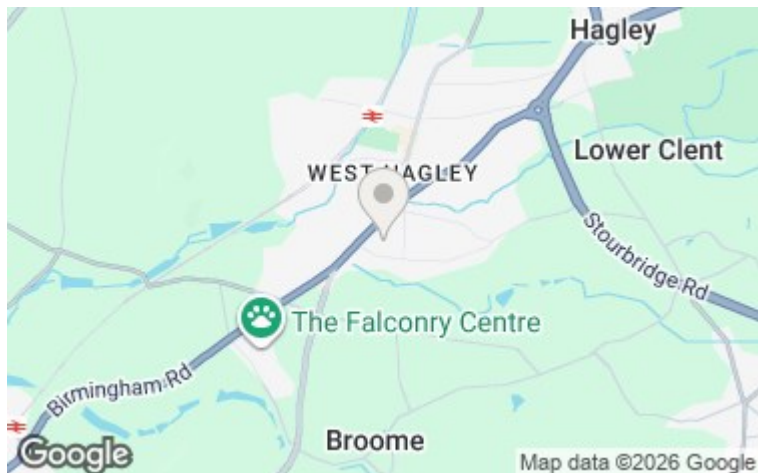
10'06" x 9'09"

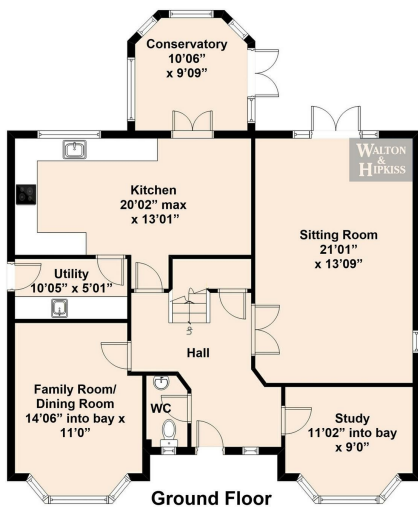
The conservatory is a charming, light-filled space with windows on three sides and French doors opening out to the rear garden. Its tiled floor and bright ambience make it perfect for relaxing or enjoying views of the garden in all seasons.

Garage

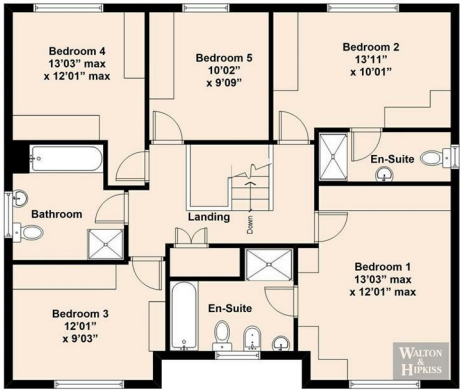
17'09" x 17'05"

The garage offers ample space for vehicle parking or storage, with measurements of 17'09" by 17'05". It has a practical door to the side providing convenient access.

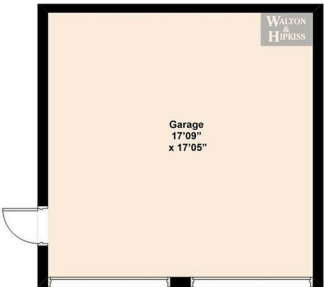




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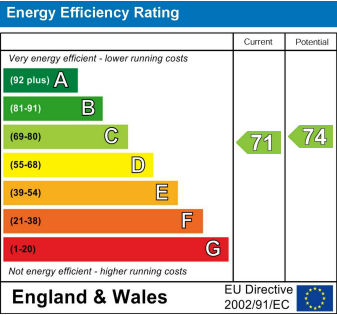
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EPC Rating: C
Council Tax Band: G



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