



High House, Middlefield Lane, Hagley, DY9 0PY



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EXCLUSIVE

# High House, Middlefield Lane, Hagley, DY9 0PY

## Summary...

Located on arguably one of the most sought-after addresses in Hagley, lies this charming and extended four bedroom semi detached cottage with flexible and versatile living accommodation. Perfectly suited to large, mixed and multi-generational families; the property effortlessly offers the ability to entertain, whilst allowing comfortable general living and the practicalities of home working. To give any discerning buyers an insight, the property in brief comprises of porch and welcoming reception hall, bright and airy kitchen diner with bespoke oak cabinetry complete with contrasting Granite worksurfaces, skylights and bi folding doors, generous-size lounge with feature fire place, separate snug/ play room, multi functional home office and spacious cloakroom with cellar access completing the ground floor. Continuing upstairs leads to four well proportioned bedrooms including master bedroom with full-length fitted wardrobes and en suite and large four-piece family bathroom. The rear garden is thoughtfully laid-out with patio and decked seating, well maintained lawn and offers a private aspect whilst the front of the property boasts a good-size elevated block-paved driveway and integral garage. For those looking for an impressive-size all-rounder family home viewings are highly recommended to appreciate what's on offer.



### Front of The Property

To the front of the property there is a block paved driveway beyond dwarf wall with decorative wrought-iron railings, steps leading up to front door, decorative chipping stones, outside lighting and double glazed door to porch.

### Porch

With double glazed door and windows leading from the front of the property, tiled flooring and further double glazed door to reception hall.

### Reception Hall

With double glazed door and windows to front, stairs leading to first floor landing, doors to various rooms, feature beams and exposed brick, Amtico floor and a central heating radiator.

### Kitchen Diner

22'3" x 15'1"

With a door leading from reception hall, fitted with a range of matching Oak wall and base units with Granite worksurfaces over, stainless steel sink and drainer with tiled splashback, space for Rangemaster-style cooker with extractor hood above, integrated microwave, dishwasher, pull-out bin and pan drawers, space for American-style fridge freezer, seating and dining, feature exposed brick, wall lights, recessed spotlights, Karndean floor, skylight windows, double glazed window to side, further double glazed bi folding doors to rear and a column central heating radiator.

### Lounge

18'4" x 11'9"

With doors leading from reception hall and snug, feature fireplace with gas fire and marble hearth, comfortable space for seating, wall lights, Amtico floor, double glazed french doors and window to rear and a central heating radiator.

### Snug

13'1" x 8'6"

With doors leading from lounge and garage, space for seating, recessed spotlights, Amtico floor, double glazed door and window to rear and a central heating radiator.

### Office

12'5" x 11'9"

With a door leading from reception hall, space for home working, feature beams, wall lights, double glazed window to front and a central heating radiator.

### Cloakroom

With a door leading from reception hall, WC and wash hand basin set into vanity, tiled splashback, fitted cupboards for cloaks, door to cellar, extractor, recessed spotlights, Amtico floor and a chrome heated towel rail.

### Landing

With stairs leading from reception hall, doors to various rooms, recessed spotlights and loft access.

### Master Bedroom

20'8" x 18'4" max

With doors leading from landing and en suite, full-length fitted wardrobes with recessed spotlights, further wall lights, space for dressing table, double glazed windows to rear and two central heating radiators.

### En Suite

With a door leading from master bedroom, large corner shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights, extractor, double glazed window to side and a column central heating towel rail and radiator.

### Bedroom Two

19'0" x 12'5"

With a door leading from landing, fitted wardrobes and dressing table, space for desk, double glazed windows to front and a central heating radiator.

### Bedroom Three

17'8" x 7'10"

With a door leading from landing, fitted wardrobes and desk, window seat, double glazed windows to front and a column central heating radiator.

### Bedroom Four

11'1" 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 separate shower attachment, corner shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled walls and floor, vanity shelving, airing cupboard, extractor, recessed spotlights, double glazed window to rear and a column central heating towel rail and radiator.

### Cellar

15'1" x 11'9"

With a door leading from cloakroom, useful storage space, power and light.

### Garage

17'4" x 8'10"

With electric up and over garage door leading from the front of the property and further door to snug, useful storage space, wall and base units with worksurfaces over, sink and drainer, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, light and power.

### Garden

With double glazed doors leading from kitchen diner, lounge and snug to a patio seating area, well maintained lawn, mature shrubs and trees, outside lighting, further decked seating area, shed, outside tap and power.



GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR  
959 sq.ft. (89.1 sq.m.) approx.

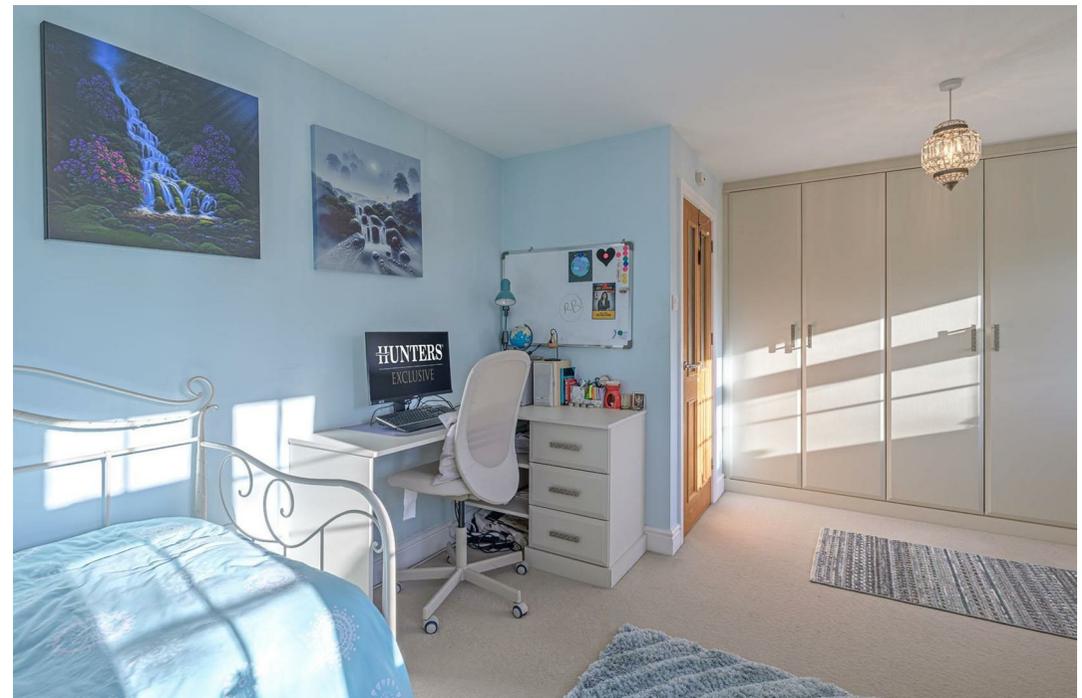


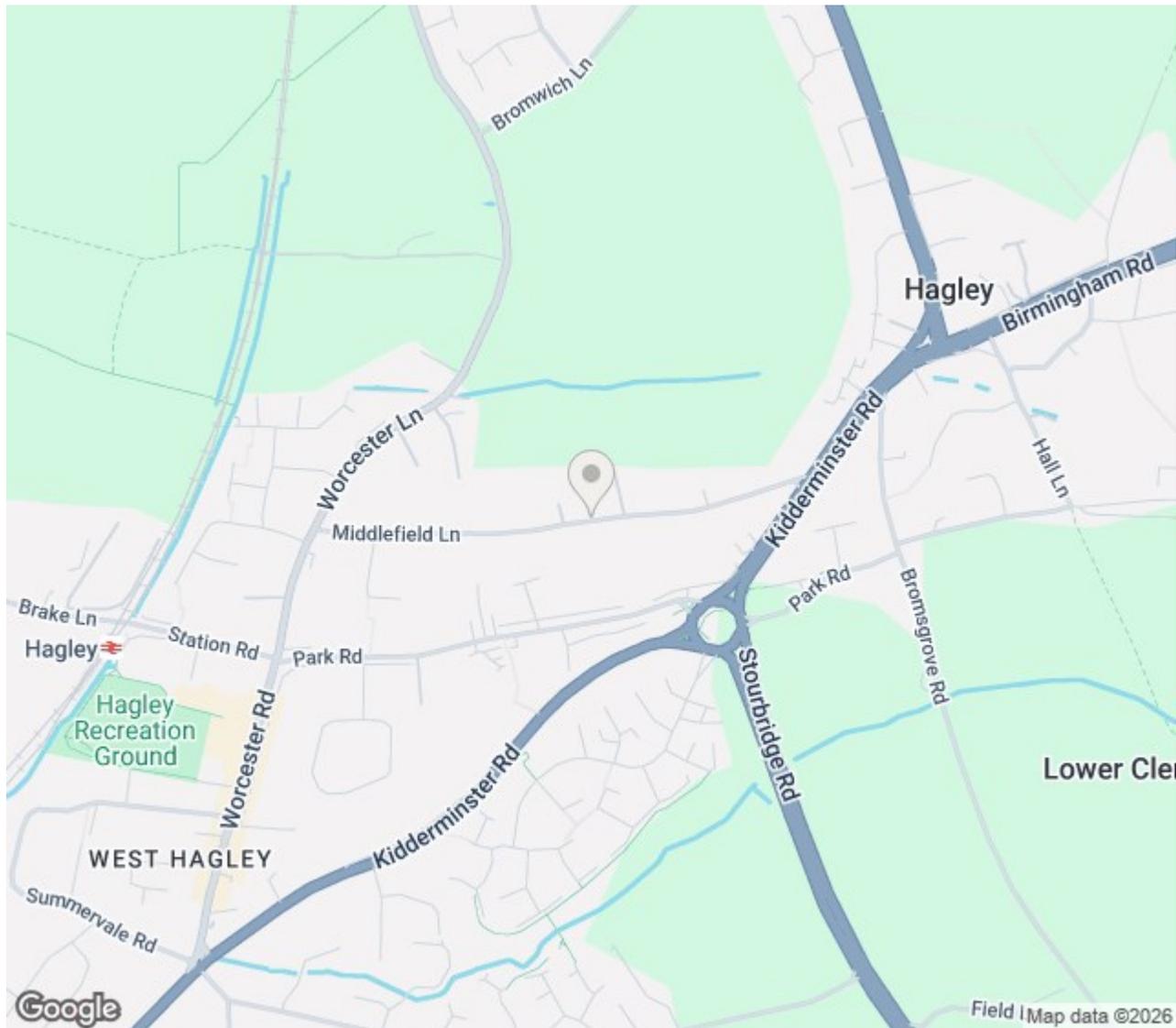
TOTAL FLOOR AREA : 2355 sq.ft. (218.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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