

**AP MORGAN**



**Meadowcroft, Hagley, Stourbridge**  
Offers in excess of £525,000

**Features:**

- Four bedroom detached
- Sought after location
- Borders countryside
- Immaculately presented
- Three bathrooms
- Kitchen/Diner
- Garage
- EPC - D

**Description:**

This impeccably presented four-bedroom detached home resides in the highly coveted location of Hagley, nestled on the borders of the local countryside and nature reserve.

Upon entry, the property boasts all-new fixtures and fittings, lending an elevated ambience throughout. The porch leads into the lounge, featuring Karndean solid wood flooring and solid wooden barn doors, exuding a touch of rustic elegance. The kitchen/diner, complete with an integrated dishwasher and porcelain tiled flooring and bifold window, the kitchen/diner seamlessly connects to the rear garden through bifold doors, offering a harmonious indoor-outdoor experience. Adjacent to the hall there is a utility room and downstairs WC, completing the downstairs is a garage. Ascending to the first floor reveals three bedrooms, one of which is a spacious double boasting an ensuite shower room. Completing this level is a well-appointed family bathroom. The second floor houses a generously proportioned master bedroom, also featuring an ensuite shower room.

Externally, the front of the property showcases a substantial tarmac driveway catering to multiple vehicles, leading to the garage with an up-and-over door. Access points on either side of the property lead to the low-maintenance rear garden, offering a beautiful outlook onto Sweetpool Nature Reserve. An added feature is the pergola with a decked area, perfect for relaxation and enjoyment of the surroundings.

Hagley, renowned for its picturesque surroundings, sits a mere 0.5 miles from West Hagley's high street, providing access to local amenities, and just 0.7 miles from Hagley train station. The esteemed Hagley Hall, hosting various events throughout the year, is conveniently located only 1.8 miles away, adding to the appeal of this exceptional residence.



**Details:**

**Porch** 3'10" x 11'8" (1.17m x 3.56m)

**Lounge** 14'5" x 13'5" (4.4m x 4.1m)

**Utility Room** 5'8" x 6'2" (1.73m x 1.88m)

**Garage** 14'6" x 7'10" (4.42m x 2.4m)

**Kitchen/Diner** 8'1" x 21'4" (2.46m x 6.5m)

**First Floor Landing**

**Bedroom Two** 14'4" x 21'3" (max) (4.37m x 6.48m (max))

**Ensuite Shower Room** 5'8" x 8'2" (1.73m x 2.5m)

**Bedroom Three** 8'8" x 10'6" (2.64m x 3.2m)

**Bedroom Four** 8'6" x 10'3" (2.6m x 3.12m)

**Bathroom** 5'7" x 6'2" (1.7m x 1.88m)

**Master Bedroom** 22'1" x 21'4" (max) (6.73m x 6.5m (max))

**Ensuite Shower Room** 10'6" x 9'8" (3.2m x 2.95m)



**EPC Rating:** D

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and

mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before

viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation

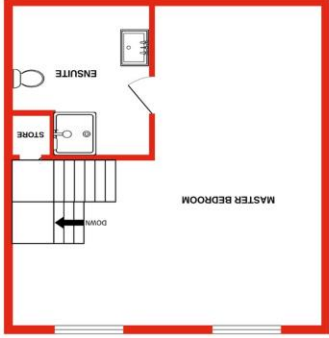
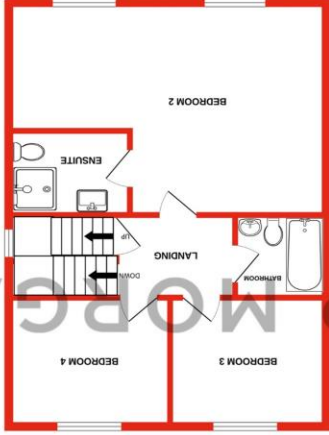
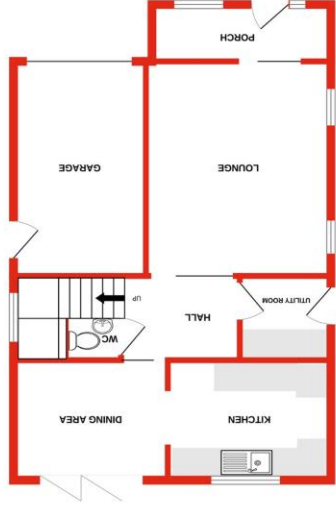
and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



TOTAL FLOOR AREA: 1729 sq.ft. (160.6 sq.m.) approx.

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