



55 Park Road
Hagley | Stourbridge | West Midlands | DY9 0QQ

FINE & COUNTRY

55 PARK ROAD

Substantially extended detached family home situated within the heart of one of Worcestershire's most sought after villages. Flexible accommodation over three floors, currently configured with seven bedrooms and five reception rooms. Generous open plan kitchen/breakfast room/sitting area. Mature gardens. Strategically located for Birmingham and the surrounding motorway networks.





Ground Floor

- Entrance Porch
- Hallway
- Shower Room with sink and WC
- Kitchen/Breakfast Room/Sitting Area
- Gym
- Study
- Utility
- Family Room
- Dining Room
- Sitting Room



Seller Insight

“Situated close to the centre of the well-served village of Hagley is this large and extremely well-appointed seven bedroom family home, which has been beautifully remodelled and updated by the current owners. “Before moving here back in 2010, we were living in a very nice three bedroom house, but when the two of us became five, we definitely found ourselves needing more space,” says the owner. “When we happened upon this property it just ticked all the boxes in terms of what we’d been looking for: a large family home with a big garden, and in a location that offered us easy access to a fantastic array of shops and amenities, as well as some very good schools. For us as a family, it was absolutely perfect.”

“The house was originally built in the 1960s by a Scandinavian family, and as is the case with Scandinavian design these days, it was ahead of its time. It has a very open feel to it, the rooms are large with high ceilings, and it’s very light and bright throughout. The original layout and design suited us perfectly, but over time we’ve made significant improvements all in keeping with Scandinavian design sensibilities, which have enhanced the overall look and feel of the whole house immensely. Among other things, we added a large extension to the back of the house, which has given us a beautiful open-plan kitchen/diner bespoke designed by Tom Howley – which cost a pretty penny, but was well worth it. In the extension we also added a gym, we enlarged the dining area and we also created a sitting area, which is a less formal area that has been ideal for our children. I’d say that the changes we’ve made have transformed what was a lovely house into a quite exceptional family home.”

“The garden is something else that proved to be a huge selling point when we first came across the house,” continues the owner. “I think the total plot size is around an acre, so we have a vast amount of outside space. It’s been great for the children because we have a big flat lawn where they’ve been able to have a good kick about, there are also places to sit out and relax, and it features some gorgeous mature trees so the outlook is just lovely. One of the most beautiful specimens is a very old cherry. It never bears fruit, but for one week in spring the blossom is so beautiful, it’s almost incandescent.”

“The ‘new’ kitchen is an amazing space. It features an enormous island around which we have eight chairs, so we can sit, chat, cook, eat... essentially all be together in one huge space and never get the feeling we’re on top of one another. It’s also a fabulous room for entertaining.”

“We have everything we could possibly want or need all within easy reach. There are great schools within walking distance, the station is just a few hundred yards away – from there we can catch a direct train into, among other places, central London – and Hagley itself has a Co-op, a Spa, a Post Office and two or three nice pubs. However, one of the things we’ve most enjoyed is our proximity to the open countryside. It’s a location that I’d say offers the best of everything.”

“The house is very spacious and so we’ve turned one of the rooms, previously a games room, into a lovely big music room, which our children have made great use of. And that’s the beauty of this house, the accommodation can be adapted and changed depending on how the family wants to live.”

“We are moving because we now want a property with land and we also want to be closer to our children’s school, but we’ll be sad to leave this house,” says the owner. “We’ve enjoyed every minute of our time here and we’re going to miss the house and the extremely friendly community within Hagley. I’m sure the new owners will also be very happy here.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

- Main Bedroom with En-Suite
- Bathroom
- Bedroom Two
- Bedroom Three
- Bedroom Four

Second Floor

- Bedroom Five
- Bedroom Six
- Bathroom
- Bedroom Seven









Outside
There is driveway parking and a predominately lawned garden to the front of the property. The fully enclosed rear gardens benefit from a number of mature trees that provide a lovely backdrop to lawns and recreational space ideally suited to a growing family.









LOCATION

The village of Hagley lends its name to the seat of the Viscount Cobham, Hagley Hall, recognised for its imposing palladium architecture and surrounding listed parkland and adjacent St Johns church. This thriving community benefits from popular public houses, library, doctor's surgery, dentists, a variety of shops and professional services, and a range of community activities based on the Parish Hall and open space.

55 Park Road is very well placed for ready access to a number of important regional centres. Birmingham City Centre lies to the East, Wolverhampton to the North, Worcester to the South, and further afield is Hereford to the South West, Cheltenham and Shrewsbury to the North West. Closer to home for more daily requirements is Stourbridge, Kidderminster, Bromsgrove and Droitwich Spa. For high street shopping there is Merry Hill and Touchwood at Solihull. For days out and recreation, there is Stratford-upon-Avon, Warwick and its Castle, and the West Coast of Wales at Aberdovey.

Hagley benefits from a railway station, famous for its footbridge, on which the Hornby train set bridge is based, and providing regular services to the South and Worcester, and Birmingham City Centre, via The Black Country. Access to the M5 South can be made at Worcester for onward travel to the South West Peninsula and Bristol. Access to the M5 North can be made at Halesowen and for onward travel to the East and the capital at Lydiat Ash for London, London Heathrow and Birmingham International Airport.

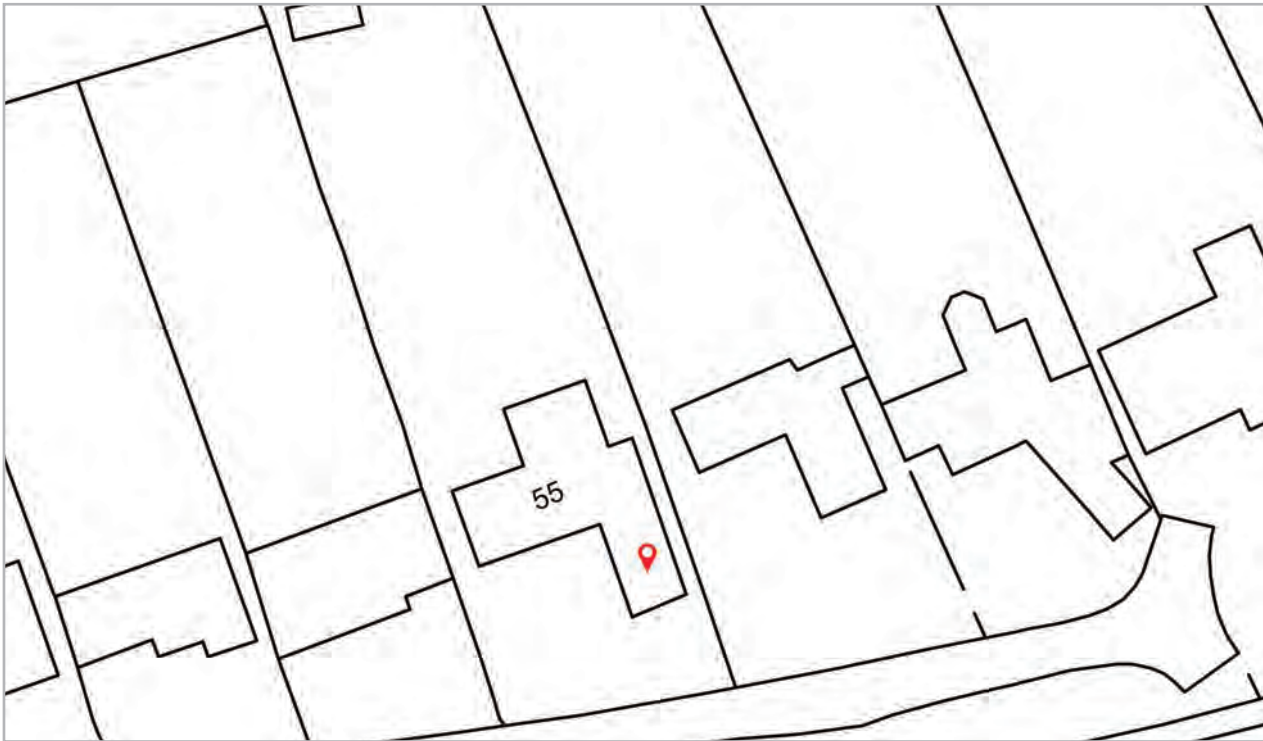
The County Town of Worcester is the site of the final battle of the English Civil War, dissected by The River Severn, and identified by a heady mix of historic buildings including its ancient Cathedral and magnificent Guildhall.

If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of both maintained and independent establishments, allowing parents to select the right environment for their children's needs. Both Haybridge and The Roman Catholic School are to be found within the village with schools in the independent sector including Winterfold House Preparatory School at Chaddesley Corbett, Kings Schools and Royal Grammar Schools at Worcester, Old Swinford Hospital School at Stourbridge, and Bromsgrove School at Bromsgrove. The University of Worcester also continues to expand and the city is increasingly recognised for its status as a focal point for higher education as well. The iconic Library has, in recent years, added to the dynamic city landscape.



fig & favour
Modern food emporium





Services
Mains water, gas, electricity and drainage

Tenure
Freehold

Local Authority
Bromsgrove District Council
Council Tax Band G

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01384 958811.

Website
For more information visit www.fineandcountry.com

Opening Hours:
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

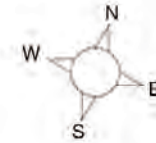


Registered in England and Wales. Company Reg No: 08775854.

VAT Reg No: 178445472 Head Office Address: 1 Regent Street Rugby CV21 2PE

copyright © 2020 Fine & Country Ltd.

Park Road, Hagley, Stourbridge
Approximate Gross Internal Area
4096 Sq Ft/381 Sq M



Ground Floor



First Floor



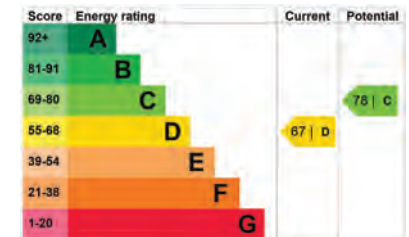
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8439286/WFF







HALINA DAY

Fine & Country Stourbridge and Kidderminster
M: 07920 857 582
halina.day@fineandcountry.com

Having grown up in Warwickshire, Halina now lives in the Worcestershire village of Feckenham with her partner and two French Bulldogs. She has a strong background in sales and thrives on showing her clients how to showcase their home in order to achieve the best possible price. She will always go the extra mile and uses her excellent negotiating skills to ensure that all offers reach their full potential. Outside of work, Halina enjoys exercising at the gym and spending time with her two grown up sons.

YOU CAN FOLLOW HALINA ON



”

“Halina was a pleasure to deal with on the purchase of the property, Halina guided us through the whole process with ease and was always available to help and advice.”

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

Tel: +44 (0)1384 958811

stourbridge@fineandcountry.com

The Old Custom House, 1 Church Street, Stourbridge West Midlands DY8 1LT

