

PHOTOS



ianperks

estate agent

“Baroda”, 14 Worcester Road, Hagley DY9 0JW



Asking Price : £625,000

FOR SALE

Baroda, 14 Worcester Road, Hagley DY9 0JW.

Introduction

Ian Perks estate agents are delighted to offer for sale 'Baroda', presenting an excellent opportunity to purchase this superb double fronted 2 storey detached family home. Located in the ever popular village of Hagley with its proximity to Stourbridge, Dudley and the Client Hills. Enviably placed for the road network and close proximity to the centre of the the village, excellent schools and train station. The ground floor accommodation briefly comprises, reception hall, living room with log burner, dining room with open fireplace, well appointed kitchen, 2 generous double bedrooms, luxuriously appointed bathroom. Access to first floor via internal staircase or separate external side door. The first floor comprises 2 good size bedrooms. Standing back from the road and being accessed via a driveway. Outside, there are stunning enclosed well established landscaped gardens with paved patio areas and two side access paths to the rear gardens. A particularly fine feature of this stunning property are the buildings to the rear of the bungalow, including utility, workshop, gardeners potting shed and delightful garden room. These buildings offer further scope for people working from home or hobby rooms. Benefiting from a gas central heating system and impressive UPVC double glazing windows including many beautiful stained glass examples in the Art Deco Rennie Mackintosh style.

Area

Hagley is four miles from Stourbridge, and just eight miles from the middle of Dudley. The village has always taken pride in its independence and individuality. Its location at the foot of the Client Hills, coupled with easy transport links, have long made it a popular choice for commuters. "Baroda" is in an ideal position within the village to enjoy all the amenities, superb schools and enjoys excellent transport access to all areas.

Accommodation (Ground Floor)

Reception Hall : 30'3 x 5' Via lovely original arched wooden doors to further entrance door with inset stained glass panel and stained glass panels to the side, French doors to rear enclosed porch with further doors to rear gardens, storage cupboard, picture rail, radiator and mood lighting to ceiling.

Living Room : 14'5 into bay x 11'10 comprising UPVC double glazed bay window to rear, log burner, feature UPVC double glazed stained glass Rennie Mackintosh style side window and radiator.

Dining Room : 14' 7 into bay x 12' Comprising UPVC double glazed bay window to front with stained glass panels, feature double glazed stained glass Rennie Mackintosh style side window, picture rail, radiator and Art Deco style tiled fireplace with open fire.

Period style Breakfast Kitchen : 10'7 x 10' Offering a range of base cupboards, original wall display shelf, integrated appliances including oven and hob, sink unit, UPVC double glazed window to rear, feature UPVC double glazed stained glass Rennie Mackintosh style side window, radiator and door to rear hall leading to staircase to first floor.

Bedroom 1 : 14'2 into bay x 11'7 Comprising UPVC double glazed bay window to front with stained glass panels, feature double glazed stained glass Rennie Mackintosh style side window, picture rail, radiator, wall mounted remote controlled operate electric fire and mood lighting to ceiling.

Bedroom 2 : 12' x 11'9 Comprising feature UPVC double glazed stained glass Rennie Mackintosh style side window, and radiator.

Luxuriously Appointed Bathroom : Comprising panelled bath, contemporary style wash hand basin set within a stylish bespoke cabinet with cupboards and drawers under a Corian work surface, Shower cubicle with shower, heated towel rail, two storage cupboards, comfort height WC, 2 feature UPVC double glazed stained glass Rennie Mackintosh style side windows to side and radiator.

Accommodation (First Floor)

First Floor Landing : Accessed via an entrance hall, **with independent side access**, with Staircase ascending to the first floor landing with doors radiating off to bedrooms and having eaves storage.

Bedroom 3 : 13'4 x 10'7 with double glazed window to front, radiator, eaves storage, original Art Deco style basin sink unit with drawers and built in wardrobe.

Bedroom 4 : 14'8 x 8'1 with double glazed window to rear, radiator, built in storage cupboard and eaves storage

Outside

Four brick built outbuildings with the potential to be converted into office or work space for people working from home or ideal hobby / craft rooms.

Boot Room / Utility : 7'6 x 4'6 with power points and lighting

Workshop 18'10 x 7'7 with power pints and 2 double glazed windows to side.

Gardeners Potting shed 7'8 x 5' with lighting

Garden Room 10' x 7'5 A lovely room with double glazed windows including stained glass window to side, power points, UPVC double glazed stable style door and Belfast style sink with hot and cold running water.

Rear Garden : A particularly fine feature of this superb family home are the magnificent landscaped gardens. Predominately laid to lawn, with paved patio area, vegetable patch, gravel areas, lighting and borders that have an abundance of well established mature shrubs.

Tenure We believe the property to be Freehold.

EPC Rating : D **Council Tax :** Bromsgrove Council Tax Band F

Services We understand all mains services are installed, however none have been tested.

Possession Immediate vacant possession will be give upon legal completion.

Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you. Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation. We will write to you to confirm the owner's decision. If your offer is accepted, we will then notify solicitors.

Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.