

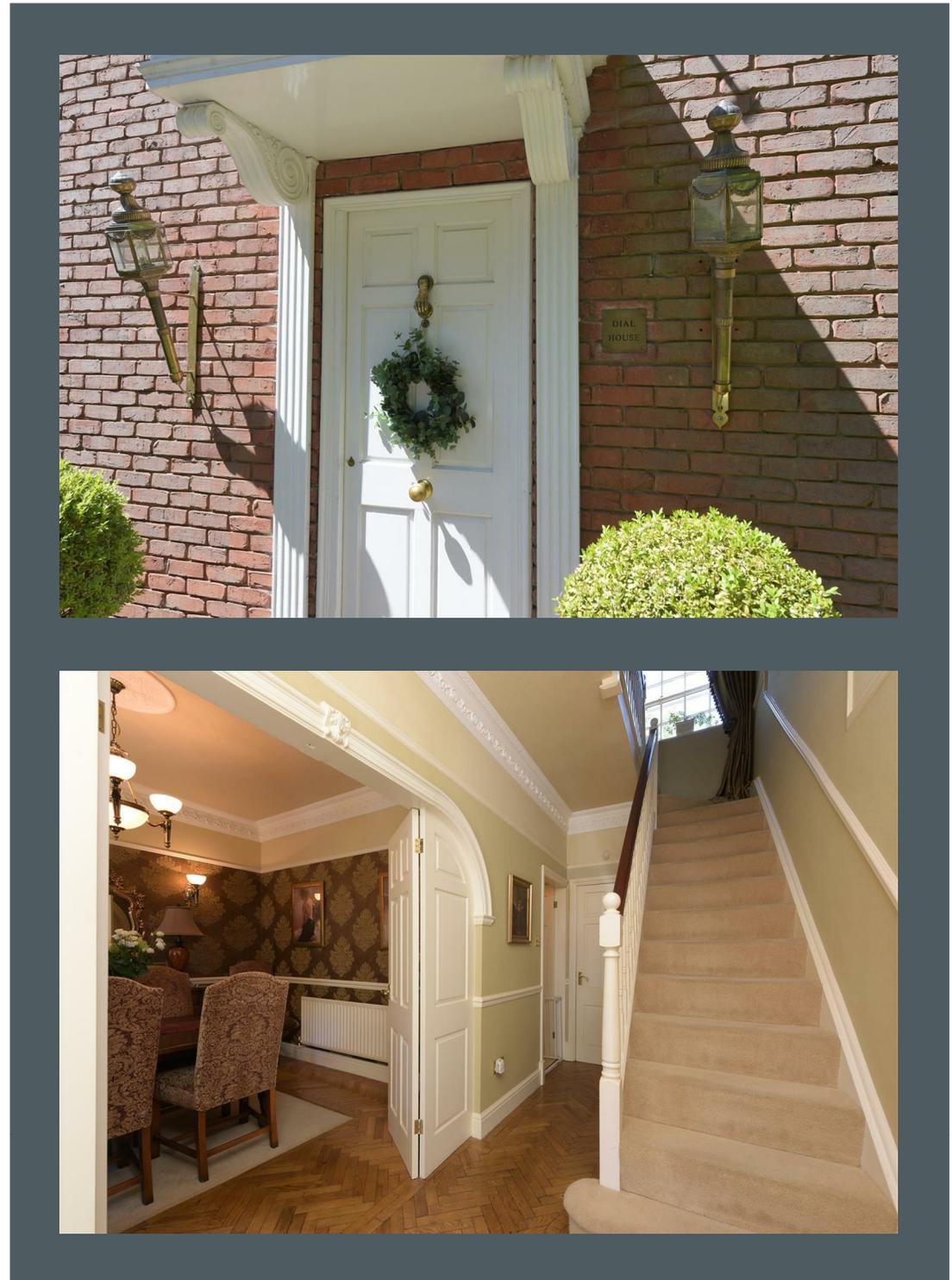


Dial House, Wassell Grove Lane, Hagley, Stourbridge, DY9 9JH

£500,000

# A stunning home with more to offer than meets the eye.

“TWO HOUSES IN ONE!” Viewing is essential to fully appreciate the breadth of accommodation on offer at this stunning property. Occupying part of a former stable block and coach house, this fabulous mews house has been much improved by the current owners and now offers a superb layout comprising: reception hall complete with reclaimed herringbone parquet flooring, lounge and dining room with decorative features, extended breakfast kitchen and guest cloaks to the ground floor; whilst to the first floor, in place of the original three bedroom layout, we now find a master bedroom with en suite bathroom, further double bedroom with en suite shower room and dressing area and additional house shower room. Outside, there is a small courtyard garden to the rear, allocated parking bay and separate garage en-bloc. The real surprise however, lies beyond the garage where we find a fantastic annex with entertaining area and guest accommodation comprising: bar area, shower room, timber built log cabin style extension with log burner (log burner available under separate negotiation) and guest bedroom. Doors to the rear open to an extensive, low maintenance garden which in turn leads to a substantial plot of land offering a variety of potential uses. The house is also within catchment for the fantastic schools in Hagley so is a perfect home for those with children and teenagers. Wow factor can be an over used phrase - not in this case!



 **Lex Allan Grove loves...**  
*The incredible annex accommodation...*



## Location

To the south of Stourbridge, Hagley acts as the gateway to rural Worcestershire and has a village centre renowned for its vast range of top quality amenities. Its exclusive surroundings have attracted discerning buyers looking to settle in this classy corner of Worcestershire for many years. With road networks easily connecting with the M5 motorway network, the A456 into Birmingham city centre and trains from Hagley station, it's a firm favourite with commuters. The reputation of Hagley's schools has been long held in high esteem and continues to attract families keen to take full advantage from primary right through to sixth form.

## Approach

Via shared driveway with block paved pathway leading to canopy porch and step up to main entrance door opening into:

## Reception Hall

Hardwood main entrance door to front, stripped and stained reclaimed herringbone parquet flooring, under stairs store area, stairs rising to first floor accommodation, decorative ceiling rose and cornice and double doors opening to dining room and further doors radiating to lounge, ground floor cloaks and kitchen.

## Lounge 11'5" x 18'4" (3.5 x 5.6)

Window to front, glazed French doors to rear leading to the courtyard garden, feature decorative Adam style fire surround and hearth with inset electric fire, central heating radiator, two feature ceiling roses and decorative cornice.

## Dining Room 10'9" x 10'9" (3.3 x 3.3)

Windows to front, central heating radiator, herringbone parquet flooring, feature decorative ceiling rose and cornice.

## Kitchen 10'9" x 7'2" (3.3 x 2.2)

Glazed window to rear, further glazed French doors to side giving access to the courtyard garden, sky light to ceiling allowing natural light to enter, a range of cream coloured wall mounted and base units with roll edge work surface over incorporating a Belfast style sink with mixer tap over, space for range cooker with extractor over and splash-back, integrated washing machine, space and fittings for American style fridge freezer, decorative cornice, inset down lighting and tiled flooring.

AGENTS NOTE: Aga and fridge freezer may be available subject to separate negotiation.

## Guest wc

Low level dual flush wc, corner wall mounted wash hand basin with mixer tap over, tiling to splash-back areas and tiled flooring, ceiling mounted extractor fan.



### First Floor Landing

Window to rear, access to loft space via hatch with pull down ladder, store/airing cupboard housing boiler, doors radiating to bedrooms and bathroom.

### Bedroom One 10'9" x 13'9" (3.3 x 4.2)

Windows to front, central heating radiator, feature ceiling rose and door to en-suite bathroom.

### En-suite Bathroom

Window to front, chrome heated towel radiator, white suite comprising of bath with shower mixer tap over, vanity wash hand basin with mixer tap over and storage below, low level dual flush w.c., high gloss tiling to walls incorporating inset t.v. and further high gloss floor tiling.

### Bedroom Two 8'6" x 11'9" (2.6 x 3.6)

Window to front, central heating radiator, door to walk in wardrobe and further door to en-suite shower room.

### En-suite Shower Room

Window to rear, central heating radiator, shower enclosure with thermostatically controlled shower over, vanity wash hand basin with mixer tap over and storage below, low level dual flush wc, high gloss tiling to splash-back areas and additional high gloss tiling to floor, opening into a walk in dressing area complete with a range of fitted wardrobes. AGENTS NOTE: This area was originally a third bedroom and can be re-converted if required.

### House Shower Room

Double glazed window to rear, wall mounted chrome feature towel radiator, shower enclosure with thermostatically controlled shower over, low level dual flush wc, wall mounted wash hand basin with mixer tap over, decorative tiling to splash-back areas and to floor.

### Rear Courtyard

Paved courtyard area offering ideal seating space with gated access to rear to footpath leading to country walks.

### Rear Annex

Comprising of hallway with doors off to built in store cupboard and ground floor shower room, stairs rising to first floor sleeping accommodation with further door to bar and door to the log cabin living area.

### Utility Area

Having work surfaces, space and plumbing for washing machine and dryer and electric fittings for oven and fridge, door to rear.

### Shower Room

With shower enclosure having electric shower over, low level w.c., wall mounted wash hand basin with tiling to splash-back areas and wood effect laminate flooring.

### Bar Area 11'1" x 8'6" (3.4 x 2.6)

Having built in bar incorporating stainless steel sink and fridge with mirrored background and open to rear to log cabin living space.

### Log Cabin Style Extension 20'4" x 11'9" (6.2 x 3.6)

Having three sets of double glazed windows to rear, double glazed door to rear opening on to rear garden and feature log burner to corner.

### Guest Bedroom 11'1" x 14'9" (3.4 x 4.5)

Located over the garage and bar area and has sky light to rear and obscured double glazed dormer style window to front, built in storage space to eaves.

### Main Garden

Low maintenance garden comprising of paved and gravelled areas housing a variety of mature plants and shrubs with gated access to rear to further gravelled garden complete with garden pond. A wooden gate and archway provides access to substantial plot of land to the rear which is bordered by timber fencing and brick walls.

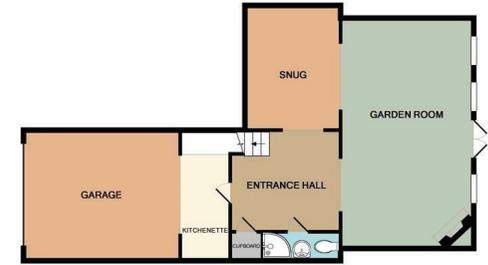
### Parking

To the front of the property there is an allocated parking bay with separate garage en bloc.



## Garage en-bloc 10'9" x 19'0" (3.3 x 5.8)

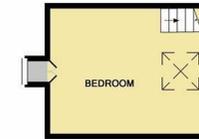
Middle garage being of brick built construction and having remote control metal up and over door to front.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**AGENT'S NOTE:** The property is connected to mains gas, electric, water and sewage.

**TENURE:** References to the tenure of a property are based on information supplied by the seller. We are advised that the property is Freehold. A buyer is advised to obtain verification from their solicitor.

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