



The Cedars Hagley Road
Stourbridge, DY8 1RD

Offers Over £1,100,000

Tucked away down its own private driveway lies this rarely seen hidden gem. A truly stunning FIVE BEDROOM traditional family home and separate TWO BEDROOM BUNGALOW packed with original features including tiled floors, high ceilings, sash windows, fireplaces, beautifully crafted staircase and even the original maids call bell system.

Entering through its impressive facade, this home comprises a spacious entrance hall, large lounge, sitting room, dining room, kitchen, cooks pantry, maids pantry, laundry room, cellar, five bedrooms, family bathroom, two separate wc's, beautiful gardens, courtyard with SEPERATE TWO BEDROOM BUNGALOW (currently rented out as a airbnb)

These amazing family residences have to be seen to be fully appreciated. EPC E and C, Council Tax F

Porch

Original wood door leading into entrance porch with door to the impressive entrance hall. Original floor tiles.

Entrance Hall

Impressive entrance hall with original tile flooring, coving and sweeping staircase to the first floor.

Cloakroom

Window to rear. Two piece suite comprising: low level WC and pedestal wash hand basin., Laminate flooring.

Lounge

Original bay window overlooking the beautiful gardens. Log burner with wooden surround, original coving and ceiling rose. Original floorboards.

Dining Room

Original bay window to side. Open fire place with surround. Original floorboards.

Sitting Room (study)

Original sash window to front and side. Open fire place with marble surround. Coving and ceiling rose. Beautiful built in bookcases.

Kitchen

Original window to rear. Good range of eye and low level units with wooden countertops and a beautiful center island housing a Belfast sink, 'Range master' freestanding oven, recess for fridge freezer, space and plumbing for a dishwasher. Call bell system. Tile flooring and original coving..

Utility Room

Window to side., Lovely range of eye and low level units with wooden counter tops and double Belfast sink. Plumbing for a washing machine and recess for a tumble dryer. Space for a wine cooler.

Rear Lobby

Access to cellar and patio area.

Breakfast Room

Window to rear and side. Paneled walls and tiled flooring.

Cellar

Stairs down to the cellar with two windows to side. Door to coal/wood store. Cobbled floor. Gas meter.

Galleried Landing

Beautiful galleried landing with original ballastrades. Original window to side and doors to all first floor rooms.

Bedroom One

Spacious master bedroom with coving and original window to garden. Fireplace and call bell system.

Bedroom Two

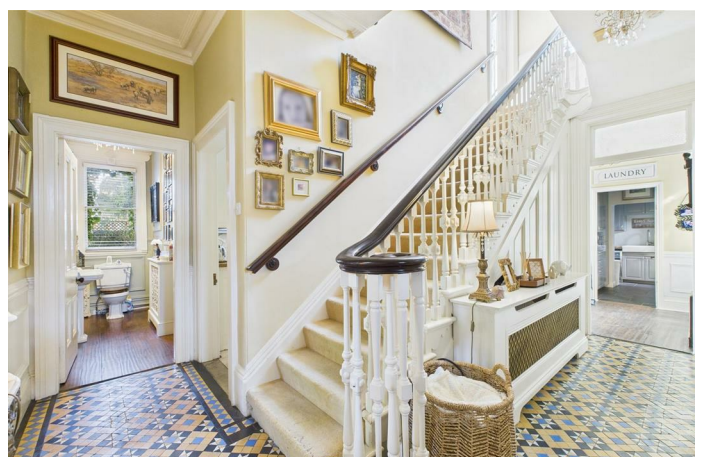
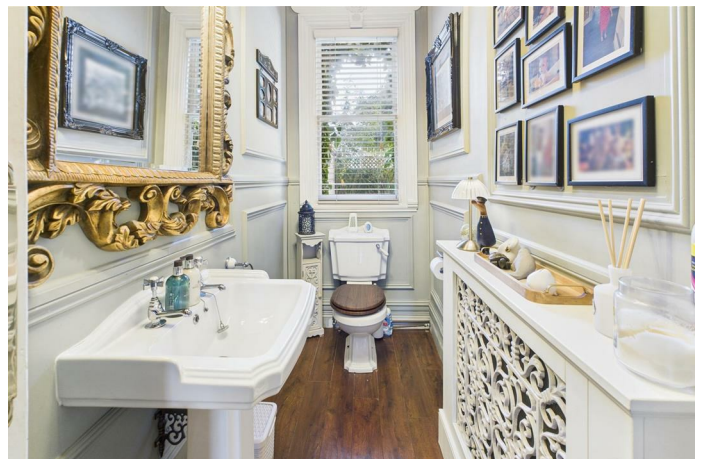
Window to garden. Coving, fireplace and call bell.

Bedroom Three

Window to front. Original fireplace and coving.

Bedroom Four

Window to rear. Fireplace and airing cupboard.



Bedroom Five

Window to rear, original floorboards.

Bathroom

Window to rear. Four piece suite comprising: freestanding bath, fully tiled shower cubicle with rainfall shower, pedestal wash hand basin, and low level WC. Built in storage.

Separate Toilet

Window to rear. Two piece suite comprising: pedestal wash hand basin and low level WC. Original floorboards.

THE LODGE

Lounge

Door to front. Two full height windows to front, electric log burner in an impressive fireplace and access to patio area. Vaulted ceiling with exposed beam.

Fitted Kitchen

Dual aspect windows and vaulted ceiling with beam. Lovely range of eye and low level units with wooden counter tops incorporating 1 1/2 bowl ceramic sink, gas hob with extractor over, integrated dishwasher, electric eye level double oven, integrated fridge freezer and plumbing for a washing machine. Tile floor.

Shower Room

Window. Three piece suite comprising: pedestal wash hand basin, low level WC and tiled shower cubicle. Chrome heated towel rail and tiled flooring.

Bedroom One

Vaulted ceiling with wooden beam. Dual aspect windows.

Bedroom Two

Window to side. Built in cupboard housing boiler. Loft access.

Courtyard

Private seating area with log store. Paved.

Grounds

FRONT: Substantial Block paved parking area

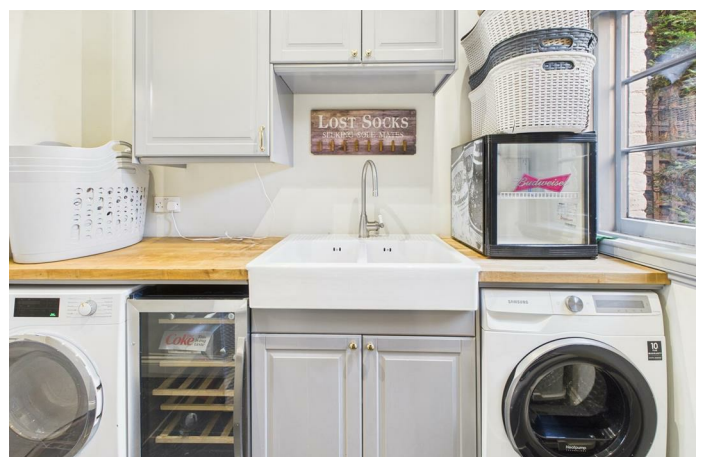
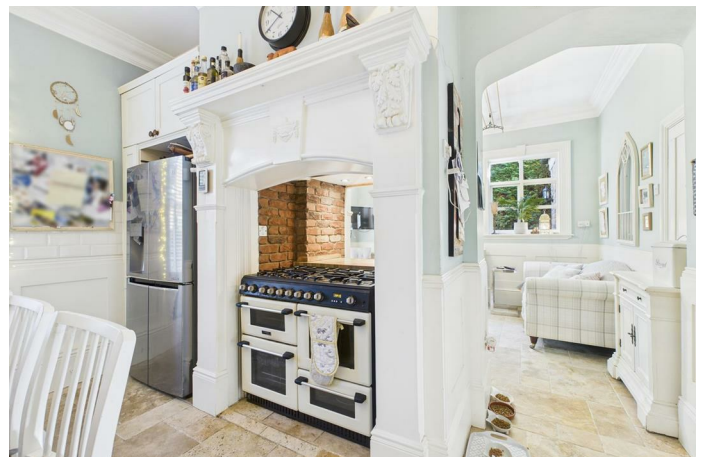
GARDENS: Laid to lawn with mature planting and borders

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.