

# Middlefield Lane, Hagley,

Stourbridge, DY9 0PY

Offers in excess of  
£800,000

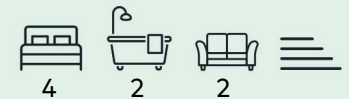
## Why this home is chosen...

This superb four bedroom family home is situated on the favoured side of this most sought after road. The property is within easy reach of the local amenities of Hagley and its well respected schools. The train station is just a short walk away and provides a regular service to Birmingham, Worcester and the wider area.

## A quick tour

Highlights of this property include:

- Highly sought after location
- Spacious 'L' shape Living room
- Separate dining room
- Quality fitted breakfast kitchen with granite work surfaces
- Four double bedrooms (bedroom one with en-suite)
- Modern fitted bathroom
- Gated driveway (electrically operated)
- Double garage and car port
- Delightful front and rear gardens
- Did we mention the sought after location?



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Come on in...



Living Room



Dining Room



Breakfast Kitchen



Bedroom One

## VIEWING

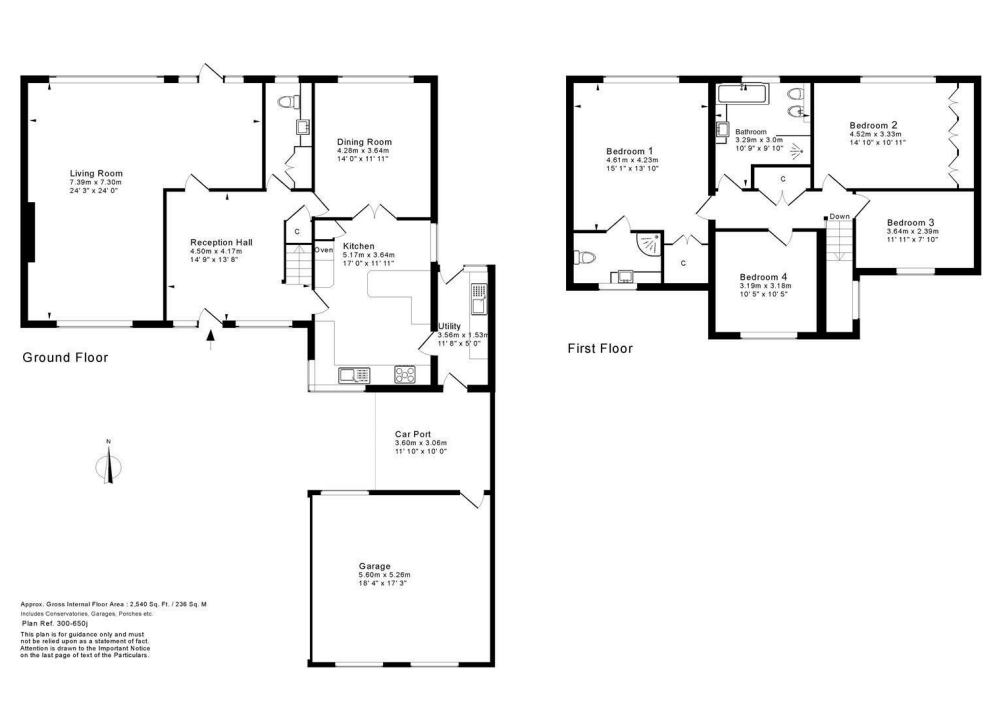
To view this property or for more information please contact the office on 0121 222 1180 or email on [team@chosenhome.com](mailto:team@chosenhome.com)

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# FLOOR PLAN



## HYBRID MAP



## ENERGY EFFICIENCY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## DISCLAIMER

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. The estate agents costs must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

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