Grove.

FIND YOUR HOME

The Homestead, Madeley Road, DY9 9XA

Guide Price £1,550,000

The Homestead

Nestled on Madeley Road on the edge of the charming village of Belbroughton, The Homestead is a remarkable six-bedroom residence that promises a luxurious lifestyle. This exceptional property has been thoughtfully remodelled and designed by Kevin Singh, the esteemed Head of Architecture at Manchester School of Architecture.

As you step inside, you will be greeted by the jaw dropping bespoke kitchen living open plan space and further reception room that offers a perfect blend of comfort and elegance, ideal for both entertaining guests and enjoying quiet family moments. In addition to the six generous bedrooms, the home boasts four well-appointed bathrooms, ensuring ample convenience for residents and visitors alike.

The architectural detailing throughout the property is nothing short of dramatic, showcasing a modern aesthetic that harmoniously integrates with the expansive living spaces. The state-of-the-art technology incorporated into the design enhances the overall experience, making daily living both effortless and enjoyable.

Set within beautifully landscaped grounds that extend to approximately one acre, The Homestead provides a serene outdoor retreat, perfect for relaxation or outdoor gatherings. This stunning residence is not just a home; it is a lifestyle choice that offers both sophistication and comfort in a picturesque setting.

For those seeking a unique and contemporary living experience in a desirable location, The Homestead is an opportunity not to be missed.

Approach
Approached via gated sweeping driveway with lawns to either side, ample parking and double garage.

Entrance Hall
Engineered oak wood flooring throughout with underfloor heating, skylight overhead and fitted bench seat.

Open Plan Kitchen Living Dining 35'9" max x 19'8" max (10.9 max x 6.0 max)
With engineered oak wood flooring and underfloor heating throughout, bespoke German made wall and base kitchen units with worksurface over and a matching breakfast island. There are two sinks with boiling water and filtered water taps and various Bosch integrated appliances such as two ovens, combination microwave oven, fridge, freezer, dishwasher and induction hob with integral extractor.

Open Plan Living Space 22'3" x 18'0" (6.8 x 5.5)
With floor to ceiling double glazed windows and bifold doors to front and side, engineered oak wood flooring with underfloor heating throughout and doors leading to:

Cloakroom
With engineered oak wood flooring, a vanity unit with tiled splashback, low level w.c. and hand wash basin. There is inset lighting, along with fitted wardrobes for storage.

Utility 12'5" x 7'6" (3.8 x 2.3)
With engineered oak flooring and underfloor heating, gloss wall and base units with worksurface over, sink with drainage and space and plumbing for white goods.

Snug 20'8" x 11'9" (6.3 x 3.6)
Currently used as a snug and playroom, this space has been wired to create a cinema room.

Boot Room 11'5" x 7'10" (3.5 x 2.4)
With underfloor heating, sauna and door through into the garage.

Double Garage 23'11" x 20'0" (7.3 x 6.1)
This space is currently used as a gym but offers ample parking. There is heating throughout, lighting overhead and access to a w.c.

Grove.
FIND YOUR HOME

RDX

W.C.
With w.c. and hand wash basin.

First Floor Landing
With double height double glazed windows to front, storage cupboard and doors leading to:

Main Bedroom 17'4" x 14'1" (5.3 x 4.3)
With triple aspect views, bifold doors out to the glass balcony and a HVAC system to control room temperature.

Dressing Area
With bespoke fitted storage and door through into the ensuite.

Ensuite
With obscured double glazed window to side, Porcelanosa tiling to floor and walls with underfloor heating and central heating radiator. There is a w.c., His and Hers hand wash basins and a walk in temperature controlled Mira shower.

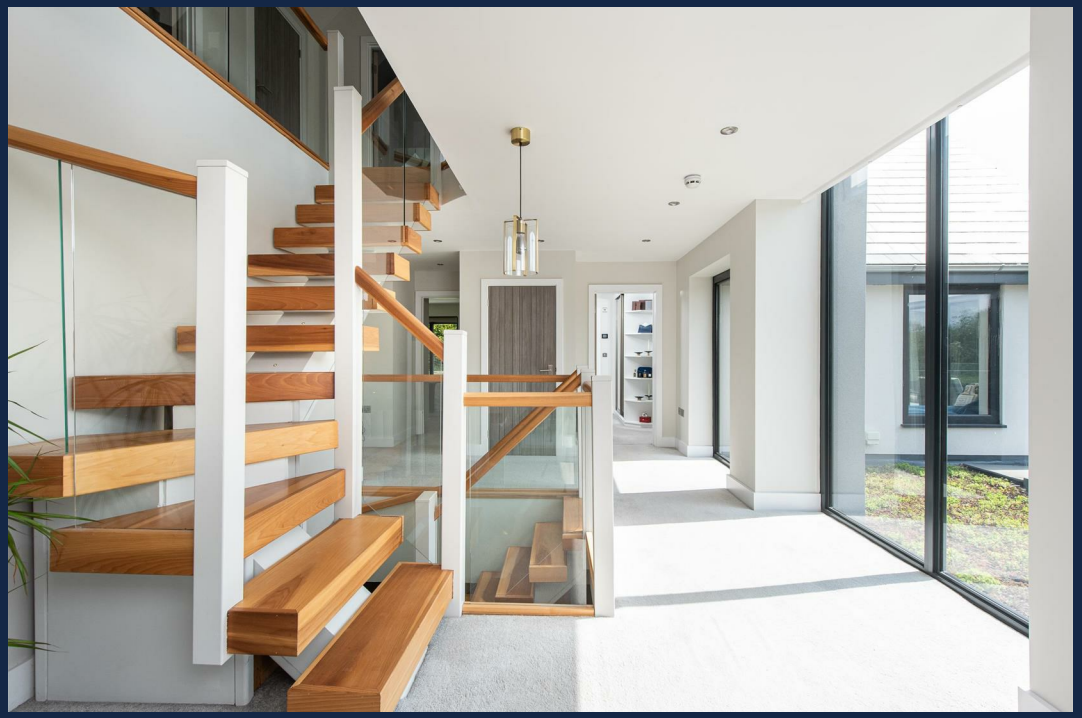
Balcony
Designed by D Wilson Architectural, the balcony features a glass surround, ample space for seating and beautiful views of the grounds.

Bedroom Two 14'9" x 12'5" (4.5 x 3.8)
With double glazed window to rear and doors out to the garden, central heating radiator and fitted bespoke sliding door wardrobes for storage. Door leads through to the ensuite.

Ensuite
With obscured double glazed window to rear, central heating radiator and Porcelanosa tiling to floor and walls. There is a fitted vanity unit with hand wash basin, w.c. and storage, fitted bath and temperature controlled shower cubicle.

Bedroom Three 17'0" x 14'5" (5.2 x 4.4)
With dual aspect double glazed windows to side and rear, central heating radiator and fitted wardrobes for storage.

Bedroom Four 17'0" x 14'1" (5.2 x 4.3)
With dual aspect double glazed windows to front and side and central heating radiator.



Grove.
FIND YOUR HOME

Office 9'6" x 6'10" max (2.9 x 2.1 max)
With double glazed window and door to rear, storage cupboard and space for office furniture.

House Bathroom
With obscured double glazed window to rear, central heating towel radiator and Porcelanosa tiling to floor and walls. There is a vanity unit with hand wash basin, w.c., and storage, along with a fitted bath and walk in shower cubicle.

Second Floor Landing
With double height double glazed window to front and doors leading to:

Bedroom Five 16'8" max x 17'0" max (5.1 max x 5.2 max)
With Velux balcony window to rear, skylight overhead and door through into the seventh bedroom. AGENTS NOTE: Restricted head height due to eaves.

Bedroom Seven 18'4" x 11'1" (5.6 x 3.4)
With skylight overhead and fitted wardrobes for storage.

Bedroom Six 18'4" max x 15'1" (5.6 max x 4.6)
With Velux balcony window to rear and skylight overhead, central heating radiator and fitted wardrobes for storage. There is an opening through into the playroom. AGENTS NOTE: Restricted head height due to eaves.

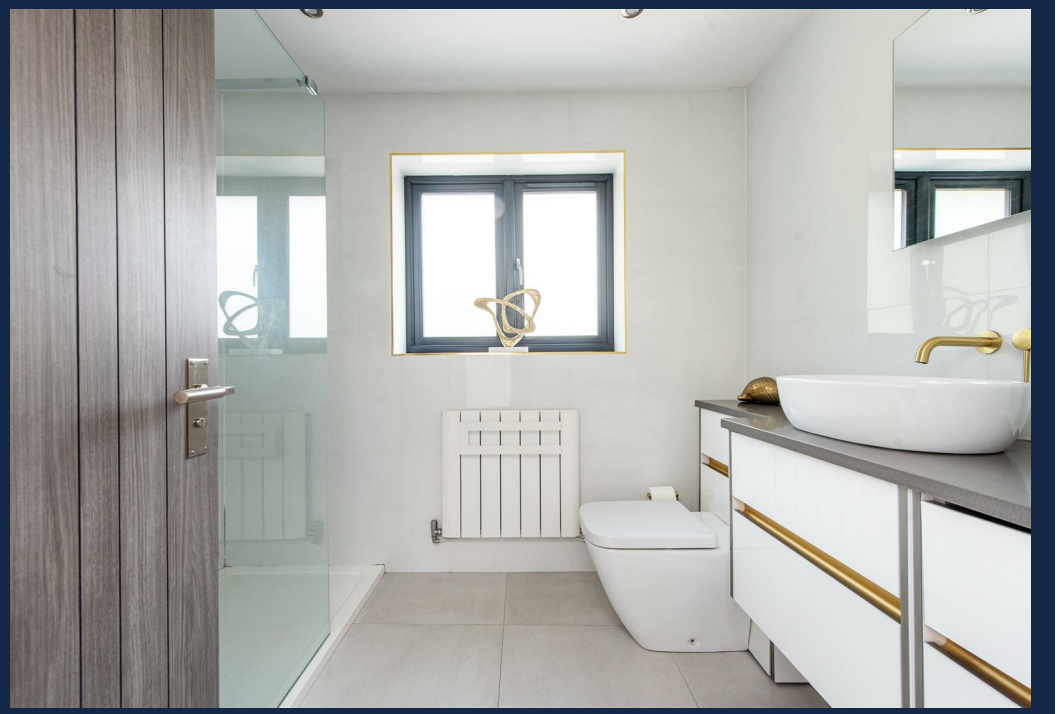
Playroom 9'2" x 7'2" (2.8 x 2.2)
With skylight to side and eaves storage.

Shower Room
With obscured double glazed window to rear, central heating radiator and Porcelanosa tiling to floor and walls. There is a w.c., vanity with hand wash and shower cubicle.

Storage 19'4" x 7'6" (5.9 x 2.3)
With double doors to front out onto the driveway.

Second Storage 18'8" x 7'6" (5.7 x 2.3)
With door to the front out onto the driveway.

Work Space 19'8" x 7'6" (6.0 x 2.3)
With doors to front, lighting overhead and electric points.



Grove.
FIND YOUR HOME

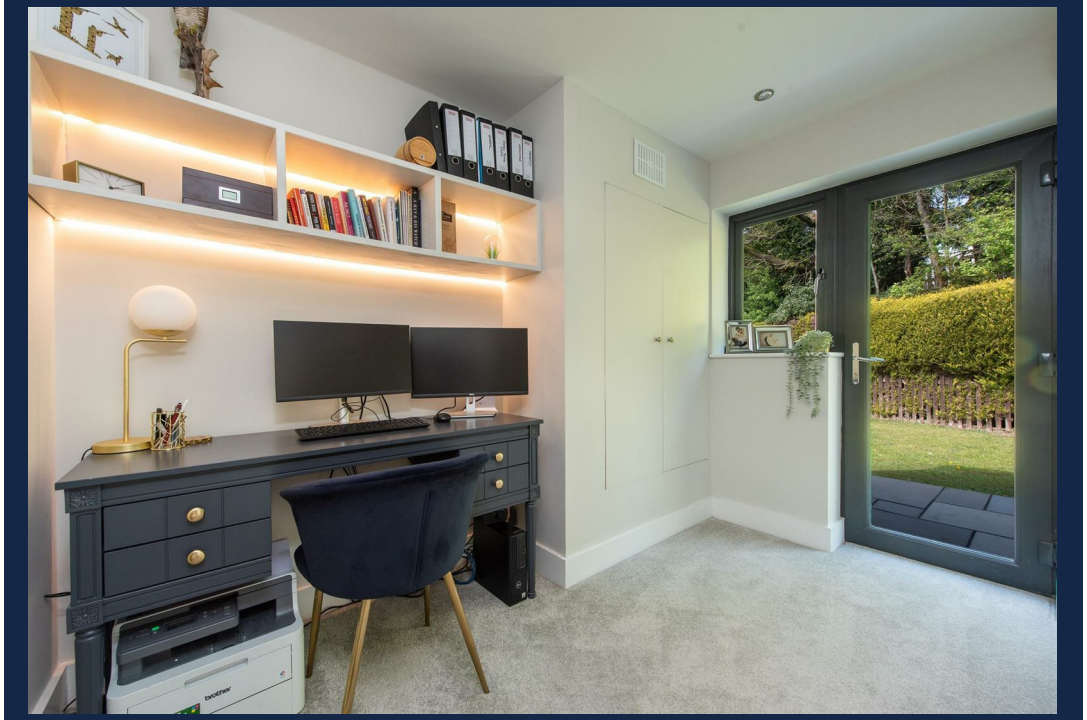
Gardens
A south facing garden with two large Indian stone paved patio areas, well maintained lawns and mature surrounding shrubs for privacy. To the front of the property is a tiered lawn with stream and bridge at the bottom, ideal for wildlife.

Tenure - Freehold
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.

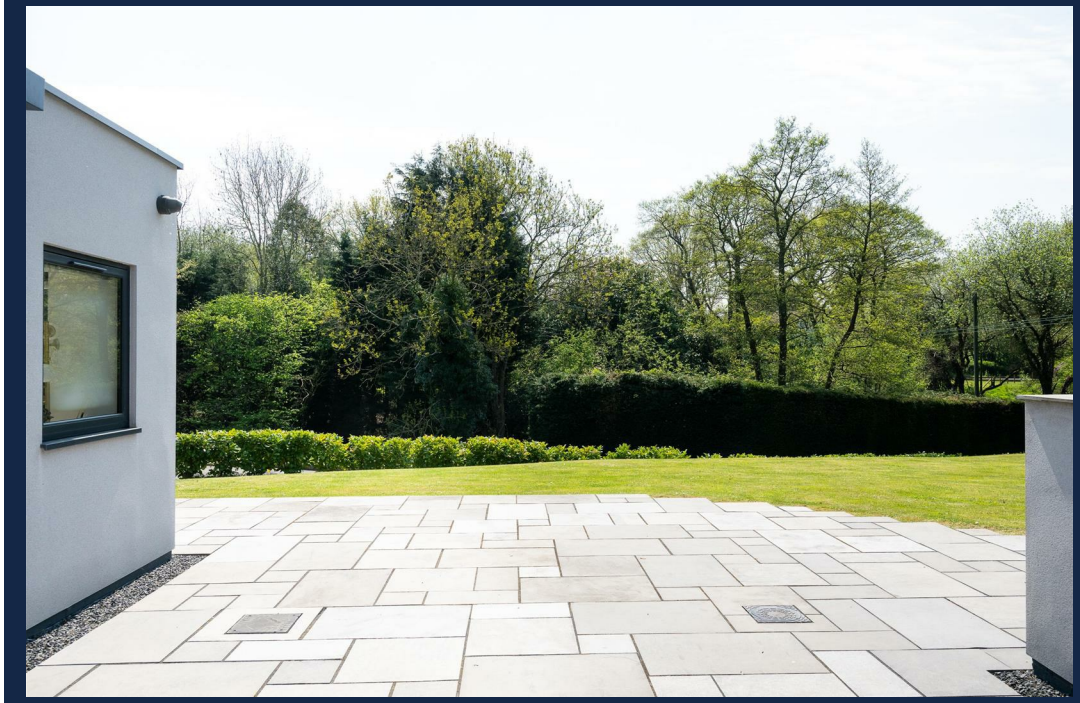
Council Tax
Tax band is G.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.



Grove.
FIND YOUR HOME

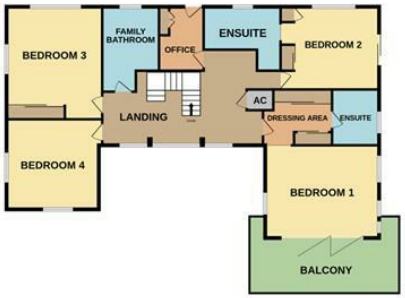


We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

GROUND FLOOR

1ST FLOOR



2ND FLOOR

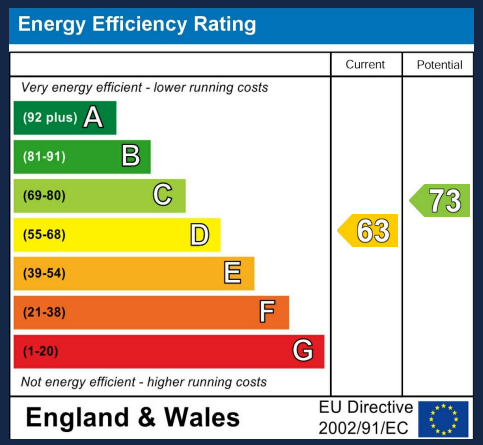
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk