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Sales, Lettings, New Homes & Commercial

School House
5 Bradford Lane
Belbroughton
Stourbridge
DY9 9TF



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NEVER BEEN ON THE MARKET

A charming double-fronted cottage set in the heart of the highly sought-after village of Belbroughton, ideally positioned for local amenities, popular pubs who serve food, excellent motorway links, and beautiful surrounding countryside.

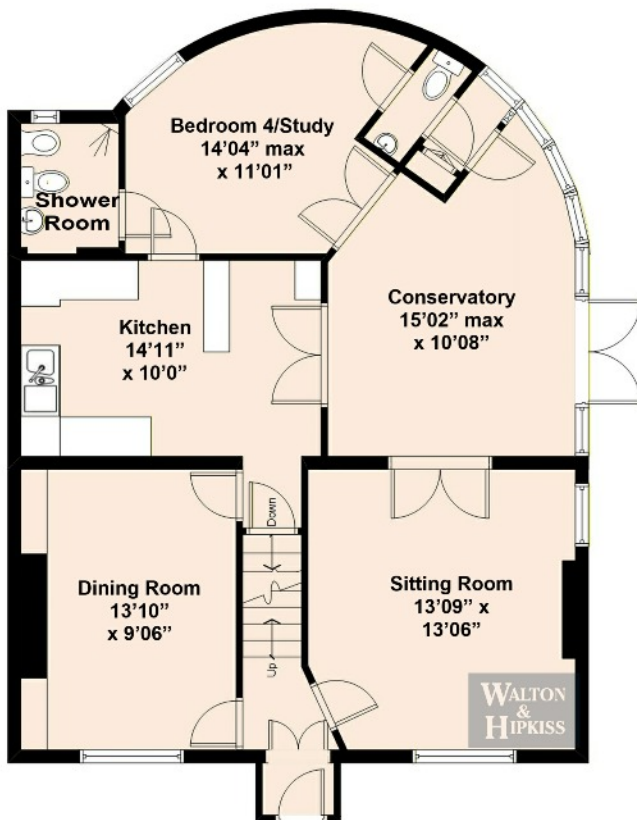
This characterful property offers generous and versatile accommodation.

Ground Floor: Porch, welcoming hall, delightful sitting room with conservatory overlooking the garden, study, downstairs cloakroom, separate w/c, shower room with wash basin and w/c. Well-appointed kitchen, cellar, and a spacious dining room.

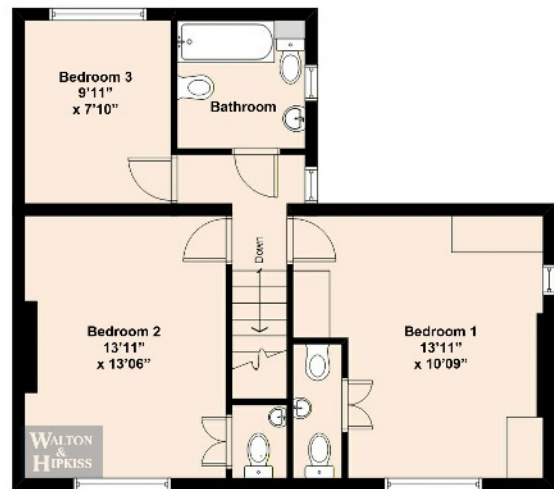
First Floor: Family bathroom, two bedrooms each with their own adjoining room featuring a toilet and wash hand basin, plus a third bedroom positioned at the rear of the property.

Outside: The pretty, mature garden provides a retreat, with a patio area overlooking established shrubs, pond, and lawned area. A brick-built outhouse offers ideal storage or potting space, alongside an additional shed. A pathway leads to a double garage and ample parking.

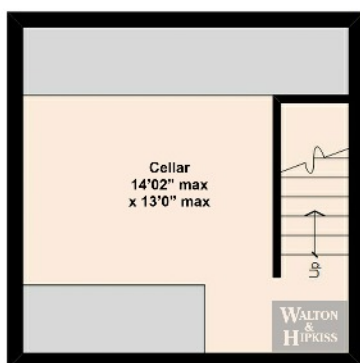
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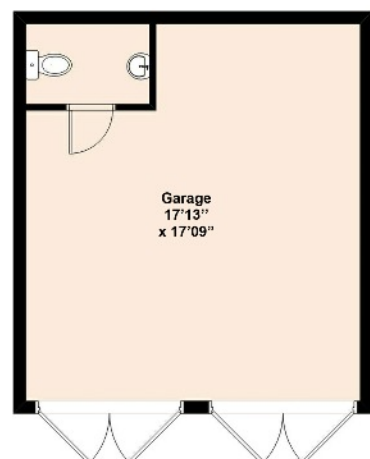
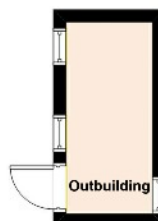
Ground Floor



First Floor



Cellar



Garage





IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

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