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The Nook
Belbroughton

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The Nook, Bromsgrove Road, Belbroughton, DY9 9UJ

A charming 3 bedroom period semi detached cottage with rural views driveway parking, lounge, dining kitchen, utility and 3 bedrooms, master with ensuite shower room and house bathroom with slipper bath.

There is gravel driveway approach with gates providing parking together with car port.

Fronting the A491 just beyond the service road with direct access from the highway and adjoining open fields. It is conveniently placed just a short drive to Belbroughton village where there are a number of bars and restaurants. Belbroughton is a particularly desirable village with its village green, Church and ease of access for the commuter. The property is just 2.4 miles from Junction 4 of the M5 motorway which connects to the M42 and M6 motorways.

Close by is Waseley Hills Country Park, the National Trust owned Clent Hills with fabulous views from the top and nearby villages of Hagley and Blakedown with their own train station and easy access to Birmingham and the West Midlands conurbation.

The property offers scope for extension subject to obtaining the necessary Planning and Building Regulation approvals.



The accommodation includes an enclosed porch and living room which is L-shaped with dual aspect, brick fireplace with log burner making it cosy in the winter months, under stairs store and staircase to first floor. There is a lobby which leads to a utility room which was a former pantry and a dining kitchen. The dining kitchen features dual aspect windows, double oven and induction hob, space for dishwasher, a sink together with boiler which serves the central heating and PCVU double glazing to windows.

At first floor level the landing is naturally lit from a roof light above and there are high ceilings. The master bedroom features an ensuite shower room with shower, wash basin and WC. Bedroom 2 is a double room with airing cupboard and bedroom 3 is a single room which forms a flying freehold above next door. The house bathroom features a statement slipper bath with Heritage wash basin and low level WC together with Wainscott wall panelling.

The property benefits from private drainage to septic tank which is shared with the property next door and is located on adjoining land to the side. It has mains electricity and central heating is oil fired. The gravel driveway gives access to the property and ample parking. The rear garden features a lawn, pond and covered shelter with power, plus additional synthetic lawn, 2 sheds and a further brick shed plus chicken run.

There is a front garden with gated steps, path, gates on the right hand side of the drive, level with shed.

The property has an open aspect to the front to fields on the opposite side of the road and fields immediately adjoining the house.



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we sell **homes.**



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Tenure: Freehold

Council tax: D

EPC: F

Mains services: Electricity

Central heating: Oil fired

Drainage private shared

Small area of flying freehold at first floor level over next door

Construction:

Brickwork with tiled roofs

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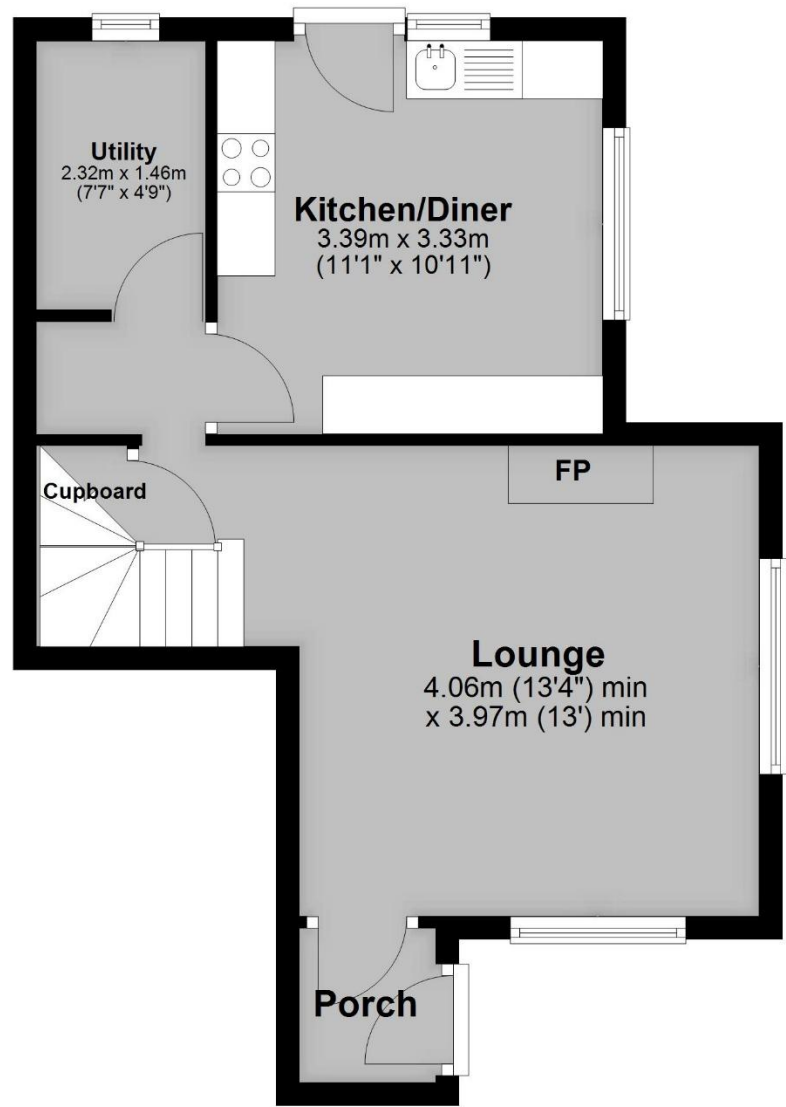


FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

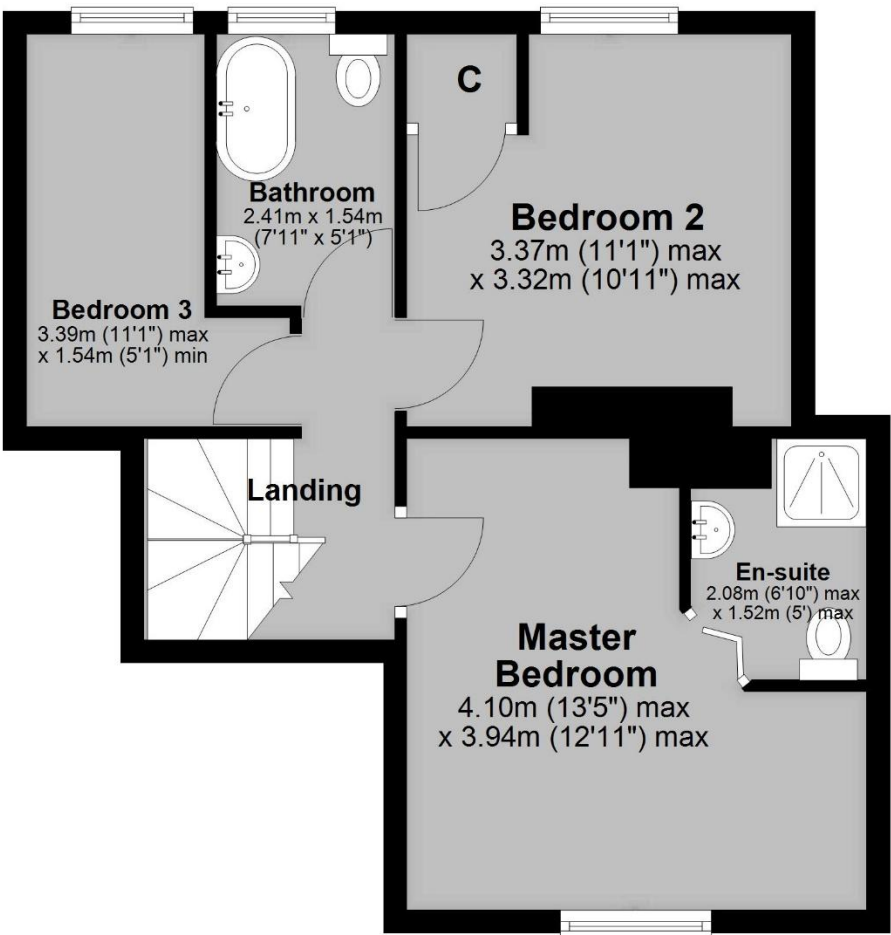
Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.4 sq. feet)



Total area: approx. 81.8 sq. metres (880.8 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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