



AP MORGAN

Hinton Fields, Bournheath, Bromsgrove
Offers in excess of £550,000

Features:

- Charming & spacious cottage boasting a wealth of character
- Four bedrooms (three being good sized doubles
- Reception hall, spacious open plan lounge/dining room & conservatory
- Generous country style kitchen/breakfast room
- Family bathroom, additional shower room & ground floor W/C
- Situated on mature wrap around gardens of approximately 1/3 of an acre
- Large gated driveway & spacious garage
- Sought after village location of Bournheath

Description:

Set on a private plot amounting to approximately 1/3rd of an acre, Yew Tree Cottage is a prime example of an enchanting detached residence boasting a wealth of original period style features and flexible family living space. Formally an old nailers cottage believed to be over 200 years old, the building has been extensively extended over the years. The property is situated on the edge of the highly sought after village location of Bournheath, Bromsgrove.

Upon approach the grounds are entered via a gated gravelled driveway offering parking for multiple cars, with a large garage to the side accessed via an up and over garage door, and an open canopy porch over the front door featuring a coach lamp and quarry tiled floor. Once inside the welcoming interior briefly comprises: spacious reception hall enjoying Parquet flooring and access to a ground floor cloak room; triple aspect sitting room featuring an imposing inglenook fireplace and large walk in bow bay window; dual aspect breakfast kitchen having ceiling beams, integrated double oven, built in dishwasher, ceramic hob with extractor and light, Belfast style sink, quarry tiled floor, space for a table and chairs, pantry having space for a fridge and shelving, and stable door to rear porch having a door to garden; formal dining room also having a large inglenook with exposed beam, quarry tiled floor and large bay window to the front aspect; cosy lounge with an exposed brick fireplace, bay window and double doors opening through into the Victorian styled conservatory.

Rising upstairs the split level first floor landing has doors radiating off to: Three good sized double bedrooms; single bedroom four/study; three piece family bathroom suite; additional shower room; and a laundry cupboard and airing cupboard with fitted shelving.

Outside Yew Tree cottage sits on generous and mature wrap around gardens comprising of sculptured lawn with well stocked flower borders having an array of mature shrubs and bushes and established trees, timber summer house and garden shed, vegetable plot, fruit orchard, with the boundaries having a mixture of variegated hedges and fencing.

Additionally, the property benefits from having majority double glazing; oil fired central heating system; fitted power sockets, lighting and hot and cold water taps in the garage; and an array of decorative interior features including feature bear door handles, and exposed beams.



The sought after area of Bournheath is a semi-rural village situated north of Bromsgrove town, having a number of listed buildings, local first school, a short drive to local amenities and shopping facilities in Catshill and Bromsgrove town centre, and convenient access to the M5 (junction 4) and M42 (junction 1, ideal for commuting into Birmingham and Worcester city centres.

Details:

Reception Hall 10' x 13'5" (3.05m x 4.1m)

Ground Floor Guest W/C 8' x 6' (2.44m x 1.83m)

Dining Room 15'2" (4.62) max into bay x 11'9" (3.58) max

Lounge 15' x 11' (4.57m x 3.35m)

Conservatory 12'10" x 8'5" (3.9m x 2.57m)

Kitchen/Breakfast Room 10'2" x 22'6" (3.1m x 6.86m)

Sitting Room 15'10" (4.83) max x 15'5" (4.7) max into bay

Garage 15'7" x 17'1" (4.75m x 5.2m)

First Floor Landing

Bedroom One 10'1" x 13'9" (3.07m x 4.2m)

Bedroom Two 11'5" x 11'8" (3.48m x 3.56m)

Bedroom Three 11'5" x 11' (3.48m x 3.35m)

Bedroom Four/Study 7'1" x 7'2" (2.16m x 2.18m)

Bathroom 5'7" x 6' (1.7m x 1.83m)

Shower Room 5' x 6' (1.52m x 1.83m)

EPC Rating: To be confirmed

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

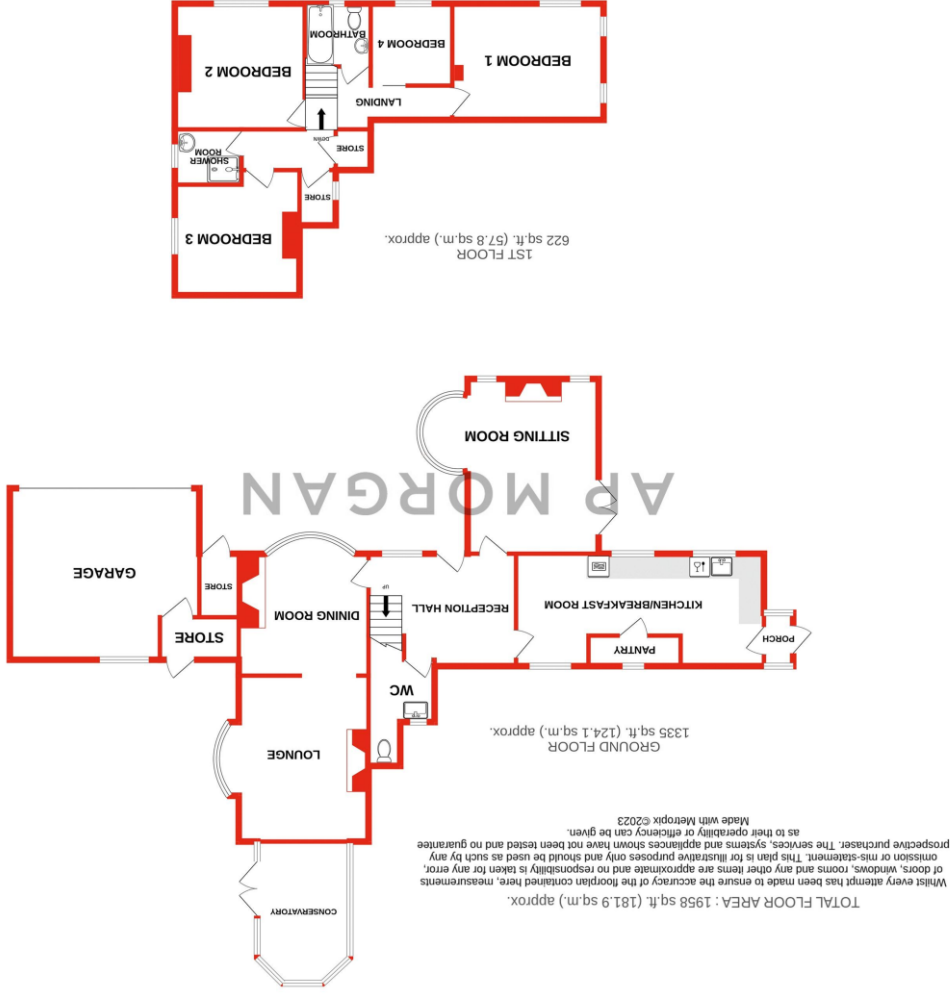
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any mortgage checks and monitoring which might be required. This fee will be paid and the checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.