

AP MORGAN



High Street, Belbroughton
Offers in the region of £575,000

Features:

- Impressive four bedroom period family home
- Highly desirable village location of Belbroughton
- Charming original features including decorative Minton tile floor
- Two reception rooms & impressive open plan kitchen/family room
- Family bathroom, en-suite & ground floor w/c utility
- Private & sunny aspect rear garden
- Solar PV panels offering reduced energy bills
- Excellent school catchment and access to major road links

Description:

Situated in the heart of Belbroughton's conservation area, this charming four-bedroom period home blends character features with thoughtful modern upgrades. Once two separate cottages, now seamlessly combined and extended, the property offers generous and flexible accommodation ideal for family life.

From the front, the home displays a classic double-fronted façade, set behind a shallow walled fore garden.

Once inside, the entrance hall sets the tone with its striking original Minton tiled floor and antique pine doors, leading to two welcoming reception rooms. The lounge boasts exposed timber floorboards and a cosy log burner, while the dining room features a decorative cast iron Victorian fireplace and another bay window, flooding the space with natural light.

The heart of the home is the beautifully designed open plan kitchen and dining area. Finished with granite worktops, contemporary shaker-style cabinetry, and a range of integrated appliances—including a main oven and a combination oven/microwave/grill. The natural stone flooring is enhanced by underfloor heating, and the dining area enjoys a wonderful sense of space thanks to the sky lantern overhead and French doors that open onto the rear garden.

A separate utility room keeps the laundry neatly tucked away, and there's also a downstairs WC for convenience. A useful understairs cupboard provides additional storage.

Upstairs, the central landing gives access to four bedrooms. The main bedroom benefits from an en suite shower room, while the second and third bedrooms are generously sized. The fourth bedroom is currently used as a study. The family bathroom features an L-shaped bath with overhead shower, WC, and wash basin.

Outside, the rear garden is private and well-stocked, with a lawn, raised beds, and mature shrubs. A large timber shed offers excellent storage or potential for workshop use. Solar PV panels on both roof slopes of the shed feed into a battery storage system, contributing to the property's impressive EPC rating of C. There is shared access to the right-hand side of the property for bins.



Further practical benefits include gas-fired central heating, cottage-style wooden windows, and a boarded loft space complete with fitted ladder and lighting.

Belbroughton is a sought-after Worcestershire village with a strong community feel. The village green, local pub, shop, and first school are all within walking distance. Fairfield Village is also nearby. The property sits within the catchment area for Hagley Schools and is conveniently located for Winterfold House, Bromsgrove School, and commuting links via the M5 or rail stations at Blakedown and Hagley.

Details:

Entrance Hall

Lounge 4.36 x 4.35 Max into bay

Dining Room 4.34 x 4.18 Max into bay

Kitchen 3.47 x 5.65

Family Room 3.30 x 2.58

Utility 2.30 x 1.30

Ground Floor W/C

First Floor Landing

Master Bedroom 4.0 x 4.23 Both max

En-suite

Bedroom Two 4.0 x 4.23

Bedroom Three 2.46 x 2.78

Bedroom Four 2.46 x 2.70

Bathroom 3.47 x 2.32

EPC Rating: C

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.



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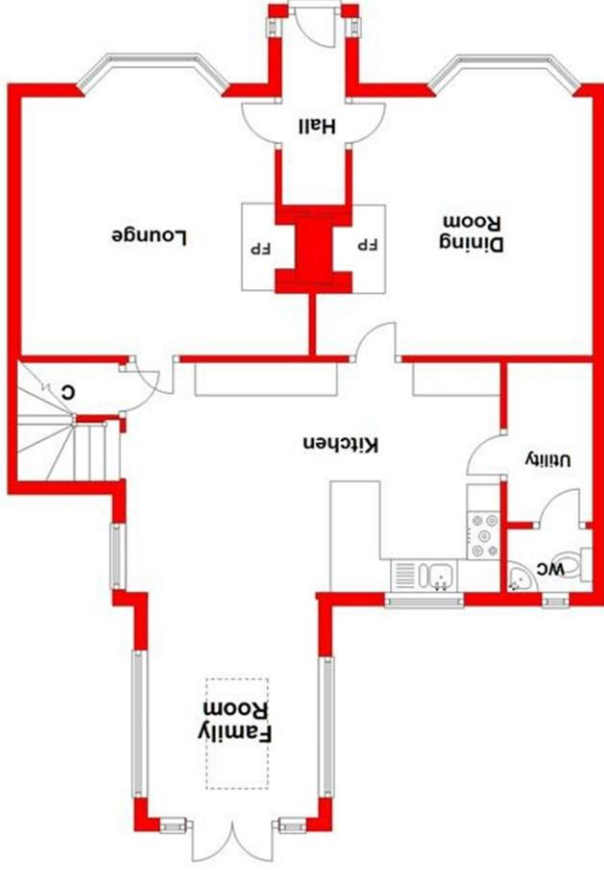
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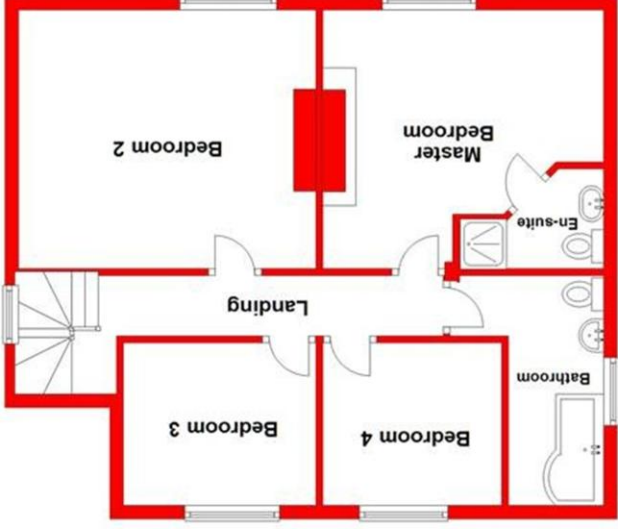
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Ground Floor
Approx. 70.7 sq. metres (760.5 sq. feet)



First Floor
Approx. 62.3 sq. metres (670.7 sq. feet)



Total area: approx. 133.0 sq. metres (1431.2 sq. feet)

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