

AP MORGAN



Beoley Lane, Beoley, Redditch
Offers in excess of £675,000

Features:

- Grade II listed character property
- Highly sought after position in Beoley Village
- Extensive renovation throughout
- Fitted kitchen/breakfast room
- Four impressive reception rooms
- Four generous double bedrooms with three en-suites
- Private rear garden with summer house
- Tarmacked driveway with ample off-road parking space

Description:

This Grade II listed property, known as Chimney Pot Cottage, presents a wonderful opportunity to acquire an idyllic family home that has undergone extensive renovation to a high standard. Set in the heart of Beoley Village, the residence spans three storeys, offering generous accommodation filled with character features and charm.

Approached by a private tarmac driveway providing ample off-road parking, the property's interior welcomes you with an entrance hall that houses a guest WC and a convenient utility space. The ground floor includes a fitted kitchen/breakfast room with integrated electric hob and Belfast sink, a sun lounge with two sets of French Doors providing views and access to the rear garden, a spacious open-plan family room, a generous lounge with a feature Inglenook fireplace and log burner, and a home office.

Ascending to the first floor, you'll find a master bedroom with fitted wardrobes and an en-suite bathroom featuring a luxurious bath, separate shower, wash basin, and WC. Additionally, double bedroom three boasts fitted wardrobes and a modern en-suite shower room. A further staircase leads to the second floor, hosting a second master bedroom (bedroom two) with fitted storage eaves space and an en-suite bathroom offering a distinctive bath, separate shower, wash basin, and WC. Completing this floor is another double bedroom (bedroom four) with a fitted wardrobe.

Outside, the private rear garden features a spacious decked area perfect for outdoor furniture, a well-maintained lawn bordered by mature plants, and a natural woodland backdrop. The garden also includes a fully fitted bar within the summer house.

Situated in Beoley Village, the property offers a rural setting with access to well-regarded local schools, scenic countryside walks, local shops, and the village hall. The nearby village of Alvechurch provides additional amenities, including two highly regarded schools, a library, vets, doctors' surgery, and a railway station with transport links to Birmingham City Centre.



Details:

Entrance Hall

Guest WC 4' x 5'9" (1.22m x 1.75m)

Utility Room 4' x 5'8" (1.22m x 1.73m)

Kitchen/Breakfast Room 17' x 15'4" (5.18m x 4.67m)

Sun Lounge 7'8" x 27' (2.34m x 8.23m)

Family Room 18'4" x 14'9" (5.6m x 4.5m)

Lounge 18'4" x 19'3" (5.6m x 5.87m)

Home Office 18'4" x 9'8" (5.6m x 2.95m)

Master Bedroom 16'6" x 15'8" (5.03m x 4.78m)

En-Suite (1) 16' x 9'2" (4.88m x 2.8m)

Bedroom Two 16'6" x 15'5" (5.03m x 4.7m)

En-Suite (2) 16'6" x 7'9" (5.03m x 2.36m)

Bedroom Three 16'6" x 12'4" (5.03m x 3.76m)

En-Suite (3) 8'9" x 5'7" (2.67m x 1.7m)

Bedroom Four 17' x 14'9" (5.18m x 4.5m)

EPC Rating: E

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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 406 956, 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.

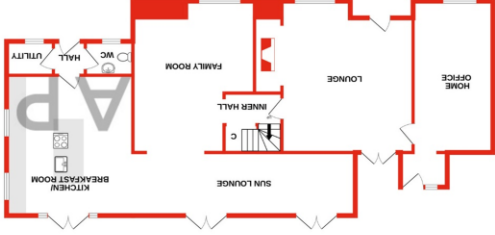
Need a solicitor?

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.

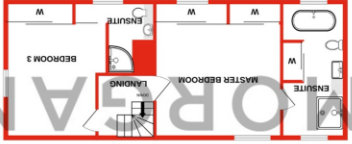
Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

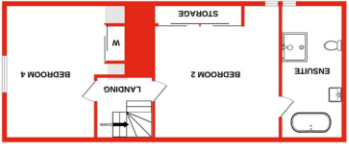
GROUND FLOOR
1319 sq.ft. (122.5 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 2641 sq.ft. (245.4 sq.m.) approx.

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, omissions 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.

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