

**AP MORGAN**



**Beoley Lane, Beoley, Worcestershire**  
Offers in the region of £650,000

### 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
- Block-paved driveway with ample off-road parking space

### Description:

\*\*\* 2,641 sq.ft. (245.4 sq.m.) \*\*\* 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 block-paved 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:** F (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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.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.

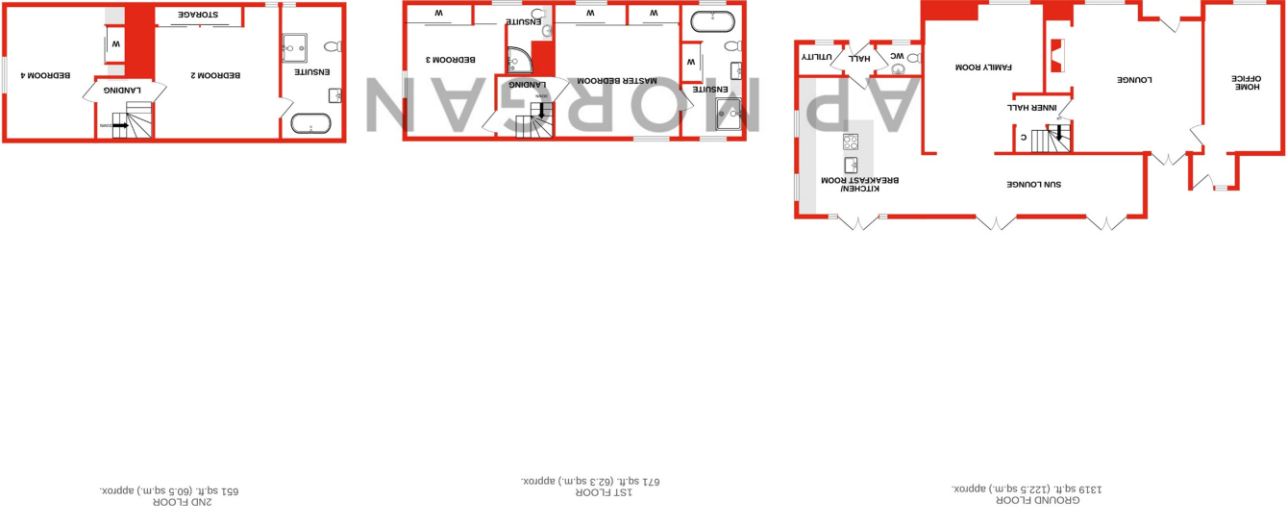
Need a solicitor?

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 laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a 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 authority to give 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.



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, omission 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.  
Made with Metropix ©2024