

**AP MORGAN**



**Holt Hill, Beoley, Redditch**  
Offers in excess of £420,000

### Features:

- Semi-detached period Cottage
- Unique and character features throughout
- Planning permission for double garage change of use
- Gated entrance with private driveway
- Fitted kitchen with space for appliances
- Living room with feature log burner and exposed brick surround
- Manicured garden
- EPC Rating: TBC

### Description:

A unique and characterful semi-detached period Cottage, with original rooms dating back to the 17th century. This home is in the highly sought after village of Beoley, has been refurbished to a particularly high standard throughout and benefits from planning permission for a double garage change of use to living space.

Please see plans via:

[https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/Planning Reference 22/01515/FUL](https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/Planning%20Reference%2022/01515/FUL).

Positioned behind a private gated entrance, the property sits on manicured gardens with a low maintenance pergola seating area to the rear. There is ample off-road block paved parking space, along with access to the detached double garage.

The accommodation offers: Grand entrance hallway, currently used as a dining area with exposed beams, built in cloaks storage and stairs rising to the first floor, traditional galley kitchen with space for a range master cooker and further freestanding appliances, and the impressive lounge with dual aspect bow windows, a feature log burner and exposed brick fireplace surround. The ground floor further benefits from a guest WC and access out to the rear garden.

The first-floor accommodation briefly comprises: A sizeable first floor landing with flexible use as a second bedroom, master bedroom with exposed beams and mirrored fitted wardrobes, and the bathroom with a feature freestanding roll top bath, separate shower, wash basin, WC and fitted storage space.

Well placed in Beoley Village, the property enjoys a rural position surrounded by open fields, yet provides good access to well-regarded local schooling, an array of countryside walks, local shops and village hall. Redditch also benefits from cultural attractions including The National Needle Museum and Bordesley Abbey.



**Details:**

**Reception Hallway/Dining Room** 14'4" x 13'6" (4.37m x 4.11m)

**Kitchen** 5'6" x 20'4" (1.68m x 6.2m)

**Living Room** 24'5" x 9'7" (7.44m x 2.92m)

**Guest WC** 3'2" x 4'2" (0.97m x 1.27m)

**Master Bedroom** 14'9" x 10'2" (4.5m x 3.1m)

**Bathroom** 9'4" x 9'8" (2.84m x 2.95m)

**Reception Landing/Bedroom Two** 14'6" x 13'1" (4.42m x 4m)

**Double Garage**



**EPC Rating:** To be confirmed

**Council Tax Band:** D (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

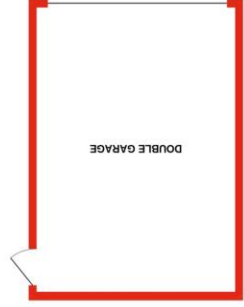
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

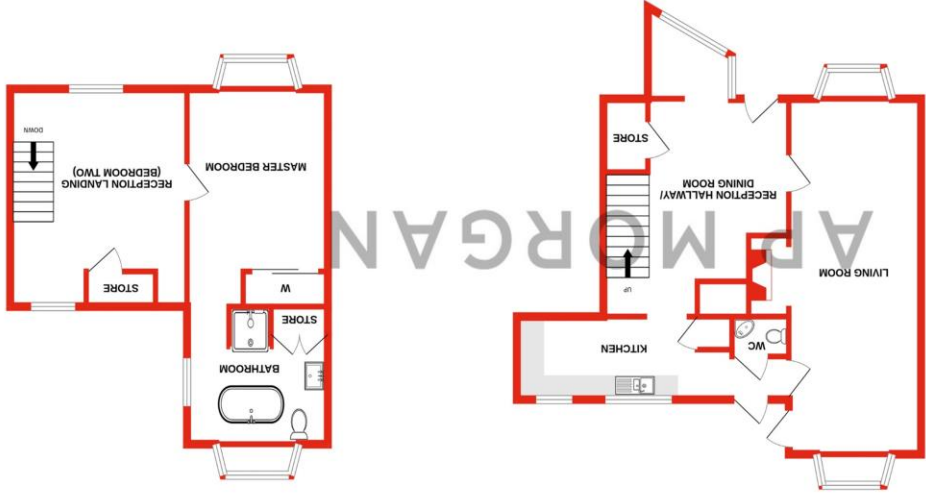
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



FIRST FLOOR  
476 sq.ft. (44.2 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 errors 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 Hektropk ©2023

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