

AP MORGAN



Icknield Street, Beoley, Redditch
Offers in the region of £700,000

Features:

- A charming, terraced cottage
- Four well-proportioned bedrooms
- Surrounded by gardens, lawns, and countryside views
- Garage and large driveway, providing ample parking
- Dining room and lounge with brick fireplaces and log burners
- Character kitchen with beams, double oven, and utility room
- Family shower room, ensuite bathroom and guest WC
- Communal courtyard, guest parking and paddock

Description:

Welcome to this fantastic, four-bedroom cottage situated in the rural area of Beoley. Surrounded by beautiful countryside, this home sits within attractive gardens and grounds, featuring charming character and unique architecture, while still being just a short drive from local shops and amenities.

Upon arriving via the driveway, the property offers a large, gravelled area suitable for multiple vehicles, accompanied by a spacious lawn to the right, adorned with trees and shrubbery. A gate then leads to the extensive front garden, which features a paved area along the front of the property—ideal for storage or outdoor seating and dining—followed by a generous lawn bordered by mature trees and bushes.

Upon entry, the ground floor welcomes you through the entrance hall, leading to a convenient downstairs WC. Adjacent to this is the generously sized dining room, featuring a stunning log burner set within a brick chimney breast, as well as the staircase to the first floor. Continuing through to the lounge, you'll find another charming log burner with a brick chimney breast, creating a warm and inviting atmosphere. The space offers ample room for comfort and relaxation, complemented by French doors that open onto the private rear courtyard. From the entrance hall, you can also access the kitchen, which showcases original wooden ceiling beams that add character and charm. The kitchen is well-equipped with ample storage cupboards and counter space, an integrated double oven, and plenty of room for freestanding appliances. It also features a lovely stable door leading to the private courtyard and access to a practical utility/pantry.

The first floor comprises a spacious landing that leads to the first bedroom—a double room with a generous dressing area and an en-suite bathroom complete with a WC, wash basin, and bathtub with overhead shower. The second bedroom features exposed wooden beams, adding further character, while the third bedroom is an expansive double with two skylights and built-in storage cupboards. The fourth bedroom is a comfortable single, ideal as a guest room or office. Completing this floor is a shower room with a WC, wash basin and shower, which has the opportunity to be modernised.

Stepping into the private courtyard from either the kitchen or the lounge, you are greeted by a paved area bordered with attractive bushes, leading to a central walkway. At the heart of the communal courtyard sits a charming water feature, surrounded by pebbled ground and lush foliage.



Alongside the house, there is a communal paddock, with open fields beyond - perfect for peaceful walks and nature spotting. Sitting in this paddock is a delightful summer house, belonging to Corner Cottage, providing extra storage space or a tranquil retreat for relaxation. This property also boasts a single garage, providing further parking or storage.

Positioned in a secluded courtyard setting, this unique residence combines the character of a historic conversion with the practicality of contemporary living. Corner Cottage is ideally situated on Icknield Street, an old Roman road, offering access to Beoley village, where you can find a nice local pub, church, first school and access to many country footpaths, as well as excellent sports and leisure facilities nearby (golf, swimming, athletics, cinema, ten pin bowling). This property boasts being in the catchment for the Warwickshire Grammar schools, easy access to the M42, as well as being close to train stations in Alvechurch and Wood End, which provide access to both Stratford Upon Avon and Birmingham.

Details:

Entrance Hall

WC 9'10" x 3'3" (3m x 1m)

Kitchen 18' x 16'5" (5.49m x 5m) max dimensions

Utility/Pantry 11'8" x 3'11" (3.56m x 1.2m)

Dining Room 16'7" x 16' (5.05m x 4.88m)

Lounge 16'9" x 20'6" (5.1m x 6.25m)

Landing

Bedroom 1 13'4" x 13'4" (4.06m x 4.06m)

Ensuite 9'1" x 7'8" (2.77m x 2.34m)

Dressing Room 7'3" x 7'7" (2.2m x 2.3m)

Bedroom 2 16'11" x 11'7" (5.16m x 3.53m)

Bedroom 3 17'5" x 13'6" (5.3m x 4.11m) max dimensions

Bedroom 4 7'7" x 8'10" (2.3m x 2.7m)

Shower Room 5'3" x 8'11" (1.6m x 2.72m)

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 406 956.



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Property to sell?

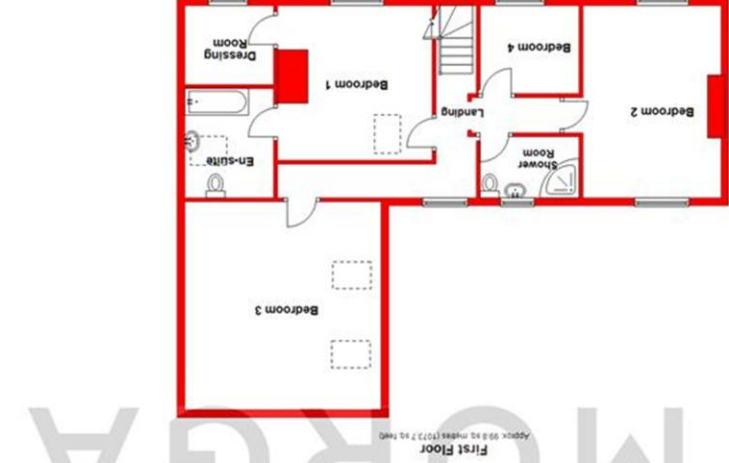
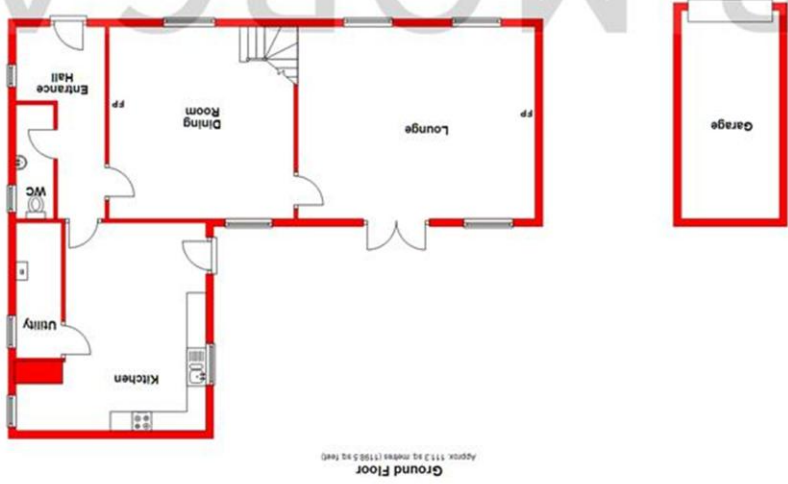
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Total area: approx. 2111 sq. metres (22722 sq. feet)

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