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Bromsgrove Road  
Belbroughton

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## Mill Barn, Bromsgrove Road, Belbroughton DY9 9UJ

Mill Barn is a surprisingly spacious, improved and updated, distinctive, character, 4 Bedroom Detached Property having great kerbside appeal, sitting within the Belbroughton postcode area outside of the Village, located within this sought after semi-rural location and service road position, fronting onto the main A491 Bromsgrove Road, just before The Bell Country Pub & Restaurant and is well placed for ease of access to J4 of the M5 Motorway and amenities in Belbroughton Village and Hagley Village – with Hagley Train Station providing rail links to Worcester & Birmingham.

Mill Barn stands in generous Grounds and is believed to date back to around the mid 19th Century and is double fronted, being 2 storey to the front and with later rear extension in the 20<sup>th</sup> Century being single storey to the rear. This adds to its overall charm having door access from the Landing to the Rear Garden and with doors also leading off Bedroom 3, to the side patio.

The property is well presented throughout and has been sympathetically updated and re-appointed and has oak style UPVC double glazed windows (except Garden Room) and benefits from LPG central heating with radiators. The accommodation comprises: Reception Hall, Sitting Room, Garden Room, Dining Room giving Cellar access, Breakfast Kitchen with Pantry off, Landing, 4 excellent Bedrooms (3 with wardrobes), Shower Room, Bathroom & Separate Toilet.

OVERALL, THIS IS A MORE UNIQUE CHARACTER FAMILY HOME WITH A DELIGHTFUL COUNTRYSIDE ASPECT. VIEWING IS ESSENTIAL HERE TO FULLY APPRECIATE SIZE, LAYOUT AND LOCATION.



On the ground floor there is a Reception Hall with part double glazed timber front door, stairs off to 1st Floor, arched recess, door to Sitting Room and Dining Room.

The Sitting Room has a front double glazed bay window with window seat having storage below, fireplace with slate hearth an HETA log burner and side double glazed oriel bay. A side single glazed timber door opens to the Garden Room having paved floor and being single glazed with single glazed door to front.

On the other side of the Hall, there is a separate Dining Room having oak floor, double glazed bay window to front, built-in cupboard, door kitchen and door to Cellar.

The Cellar has steps access with double glazed window, radiator, recessed ceiling lights and additional storage area leading off, with recessed ceiling lights.

There is a refitted Breakfast Kitchen having a range of grey base cupboards with oak butchers block worktops, Smeg range cooker with tiled splashback and cooker hood over, one and a half bowl sink with mixer tap, integrated dishwasher, centre island with oak butchers block worktop forming breakfast bar with cupboards below, two double glazed front windows, side glass block screen, quarry tiled floor and part double glazed timber stable door to front timbered Canopy Entrance (having tiled roof and quarry tiled floor). A door gives access to the Pantry housing the Viessman central heating boiler.

On the 1st Floor, there is a Landing with double glazed door to Garden, loft access and doors to 4 Bedrooms, Shower Room, Bathroom and separate Toilet.



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Bedroom 1 is a generous size double bedroom with dual aspect having front and side double glazed window, 2 large double wardrobes with top cupboards (1 wardrobe is larger at the rear above the stairs).

Bedroom 2 is also a good size double being a through room making it light with double glazed window to either side and has a parquet floor, 2 double built-in wardrobes with top cupboards and bridging unit with drawers and part panelling to one wall.

Bedroom 3 is a double size with parquet floor, loft access and side double glazed French window with centre double glazed doors to Garden.

Bedroom 4 is also a good size with built-in double wardrobe having top cupboard and two front double glazed windows.

There is a refitted Shower Room having a white suite with large shower cubicle having tiled shower area and Mira shower, basin and splashback, WC, double glazed side window, chrome ladder radiator, extractor and Airing Cupboard (with tank).

There is a separate adjoining L shaped Bathroom having a white roll top bath on feet, corner shower cubicle with curved screen doors, tiled shower area and Bristan shower, basin and tiled splashback, parquet floor, extractor, double glazed rear window, shaver point and towel rail with radiator.

Next to the Bathroom, there is a separate Toilet with white WC, basin and tiled splashback, double glazed rear window and parquet floor.



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Outside there are Garden areas to the side and rear of the property. From the Landing level there is a door that accesses the Side Garden having a large paved and gravelled patio area with pergola over and to the rear, sleeper retainers and stepped area with pathway and gravel and planting areas, block paved patio and rear pathway, low wall to planted borders, rear lawn extending to the other side, with side patio leading from Bedroom 3 and this has steps leading off to a generous size front/side lawn, being banked from the Driveway, with feature rockery and crazy paved steps. There is an LPG storage tank.

At the front there is a generous size gravel Driveway, with timber gated entrance, offering excellent parking and with a paved patio area to the front of the property and 2 external Stores.

Services: Gas is LPG and Drainage to sewage treatment plant.

Planning: A planning application has been submitted on adjoining garden land to convert the Double Garage to a 2 bedroom dwelling. This adjoining land is separate from the sale of Mill Barn.

Tenure: Freehold  
Council Tax Band: G







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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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