



**Shilton Forge, Shelton Lane, Halesowen, B63 2XE**

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EXCLUSIVE



# Shilton Forge, Shelton Lane, Halesowen, B63 2XE

A unique residential and commercial development comprising of a fully refurbished four bedroom detached cottage with large yard currently running a successful grab-hire business. Benefitting from small business rates and holding an operators licence; the 0.46 acre plot also benefits from having planning permission for a park home ideal for secondary living arrangements. Positioned beyond double wrought-iron gates allows for a long sweeping driveway which provides a private aspect when enjoying the well maintained grounds and gardens. To give prospective buyers an insight, the cottage briefly comprises of a recently refitted kitchen breakfast room with centre island, fantastic-size family room backing onto adjacent brook spanning six windows flooding the room with natural light, separate play room, opulent lounge with two double glazed bay windows and timeless downstairs shower room completing the ground floor. Continuing upstairs leads to four bedrooms with the master bedroom spanning the depth of the house, has dual aspect and en suite. Further benefits include a child's play area, patio seating area with pergola and hot tub, chicken hut and heated kennel. The property falls within close proximity to Halesowen Town and Cradley Heath benefitting from various amenities, transport links and business network. This property is a rare opportunity not to be missed and a fantastic match for any discerning buyers that wish to combine running a business and family-style living all in one.





## Brief Description...

### Front of The Property and Grounds

Comprising of a partially walled front with double electric wrought iron gates, large sweeping driveway providing ample off road parking and access to fully operating yard with further gated entry, thoughtfully laid-out fore-garden consisting of patio seating, well maintained lawn, shrub borders, pergola with hot tub, decorative chipping stones, lighting, wrought-iron railings, chicken hut, heated kennel, children's play area and outside tap. There are steps leading down to the property with feature former front door and storm porch with further stable door leading to kitchen breakfast room. The yards operators licence permits heavy good vehicles totalling thirty-two ton and is currently running as a well established grab hire business with office space, gym and multiple store areas with outside light and power. There is a brook that runs adjacent to the property with the total area measuring approx. 0.46 acres including the yard.

### Kitchen Breakfast Room

14'5" x 11'5"

Providing the only entrance to the cottage, this newly fitted kitchen comprises of a timeless shaker-style matching wall and base units with brass finishes, worksurfaces with upstands, sink and drainer, space for Rangemaster-style cooker with stainless steel extractor hood over, integrated washing machine and tumble dryer, centre island with breakfast bar with additional storage, space for fridge freezer, exposed feature beams, brick slip effect wall tiling, recessed spotlights, open to family room, doors leading to downstairs shower room and lounge, Karndean flooring and double glazed windows to front.

### Family Room

34'5" x 8'10" max

Open from kitchen breakfast room, comfortable space for seating and dining, panelling, Karndean floor, door leading to play room, six double glazed windows to rear and two central heating radiators.

### Play Room

10'5" x 7'6" max

With a door leading from family room, panelling, recessed spotlights and a central heating radiator.

### Lounge

24'11" x 13'9" into bays

With a door leading from kitchen breakfast room, comfortable space for seating, feature fire place with decorative mantle and electric fire, cornice, two ceiling roses, stairs to first floor landing with panelling, two double glazed bay windows to front and two central heating radiators.

### Downstairs Shower Room

With a door leading from kitchen breakfast room, double walk-in shower, waterfall shower head and separate shower attachment, fitted shower screen, WC, wash hand basin set into vanity unit, exposed beams and brick slip effect wall tiling, recessed spotlights, Karndean floor, double glazed window to side and a chrome central heated towel rail.

### Landing

With stairs leading from lounge, doors to various rooms, cornice, double glazed window to rear and a central heating radiator.

### Master Bedroom

15'5" x 12'9" max

With a door leading from landing, open to en suite, storage cupboard housing central heating boiler, cornice, ceiling rose, dual aspect double glazed windows to front and rear and a central heating radiator.

### En Suite

Open from master bedroom, free standing bath, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, recessed spotlights, cornice, feature circular stained glass window to side and a chrome central heated towel rail.

### Bedroom Two

8'10" x 8'6"

With a door leading from landing, panelling, cornice, ceiling rose, double glazed window to front and a central heating radiator.

### Bedroom Three

12'9" x 8'10" max

With a door leading from landing, panelling, cornice, ceiling rose, double glazed window to front and a central heating radiator.

### Bedroom Four

9'10" x 5'6"

With a door leading from landing, cornice, ceiling rose, double glazed window to front and a central heating radiator.

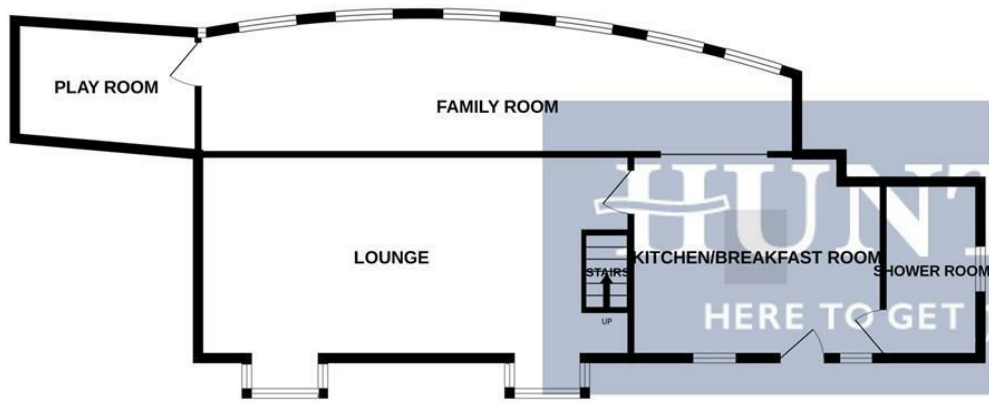
### Services and Additional Information

We have been advised the property is on mains water, has a septic tank and is gas centrally heated throughout. The plot is currently split over three different titles with the yard being commercial and the cottage residential. There is CCTV and the yard benefits from small business rates. For further information please contact the sales office.

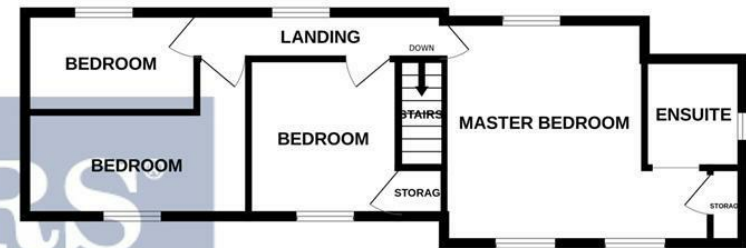




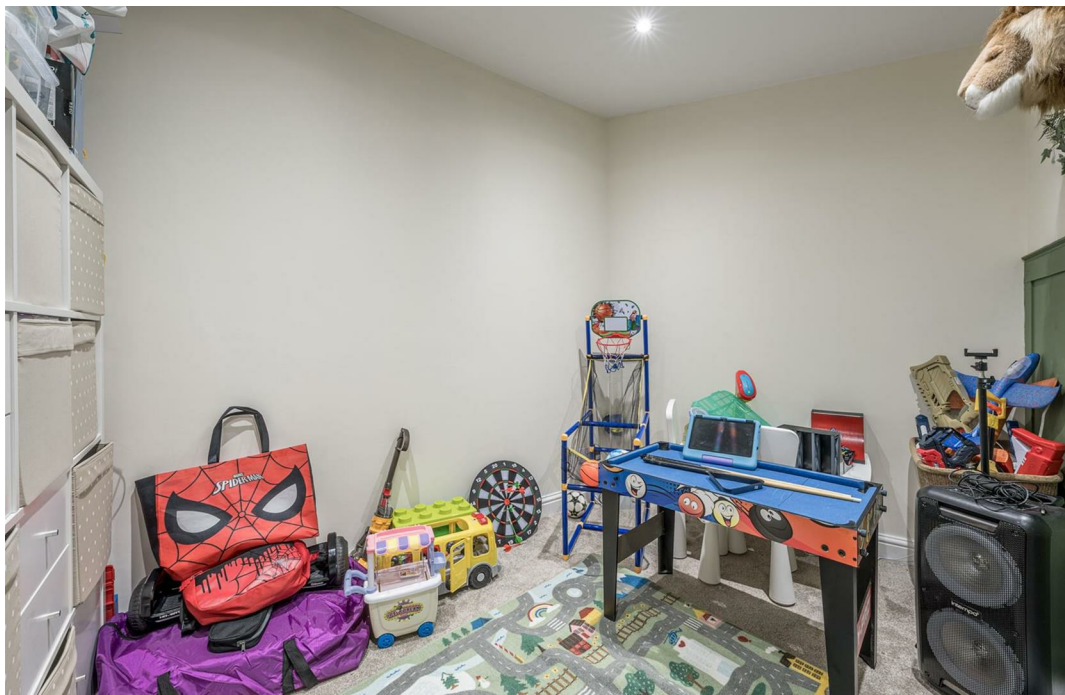
GROUND FLOOR



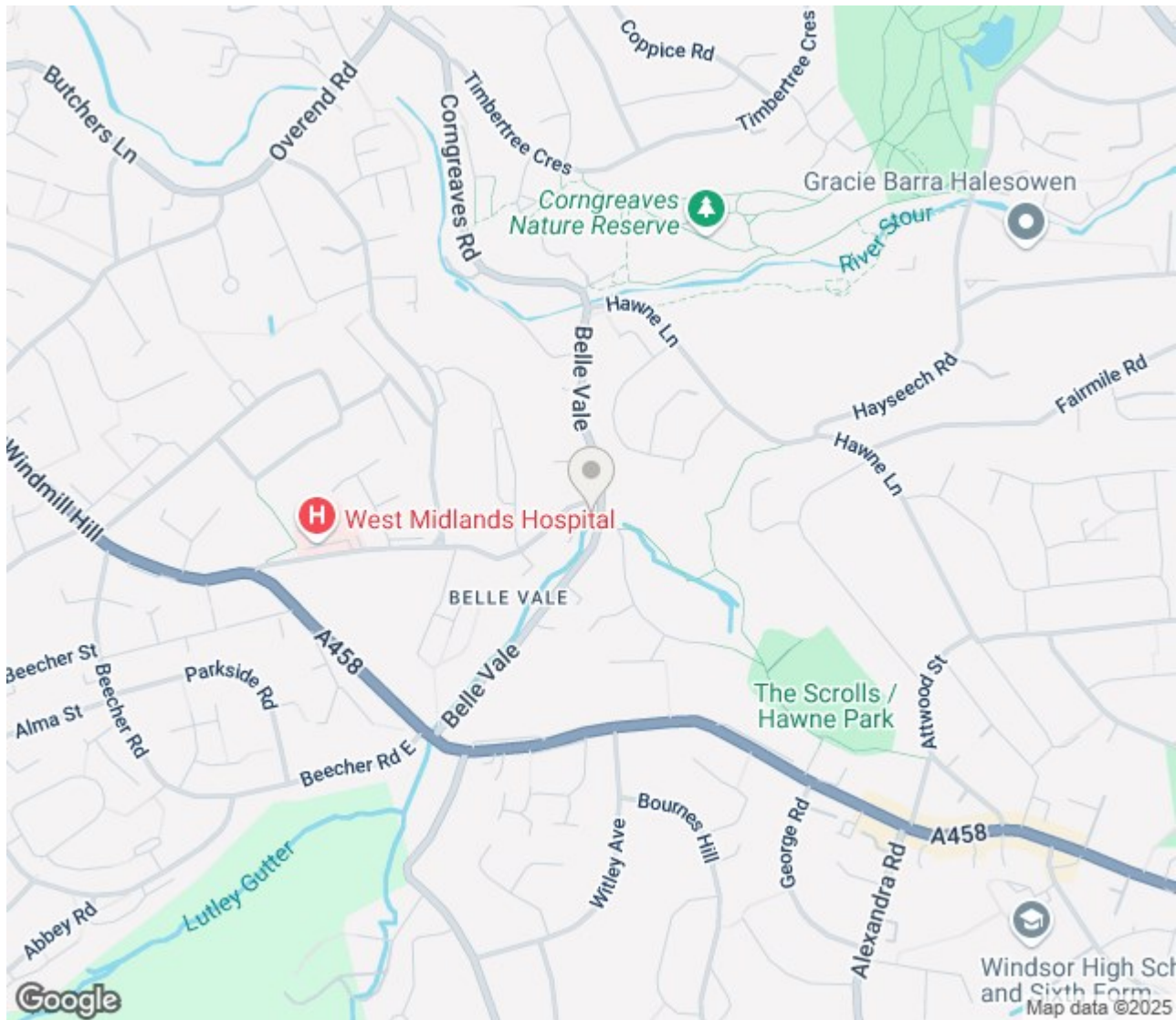
1ST FLOOR



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.  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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