

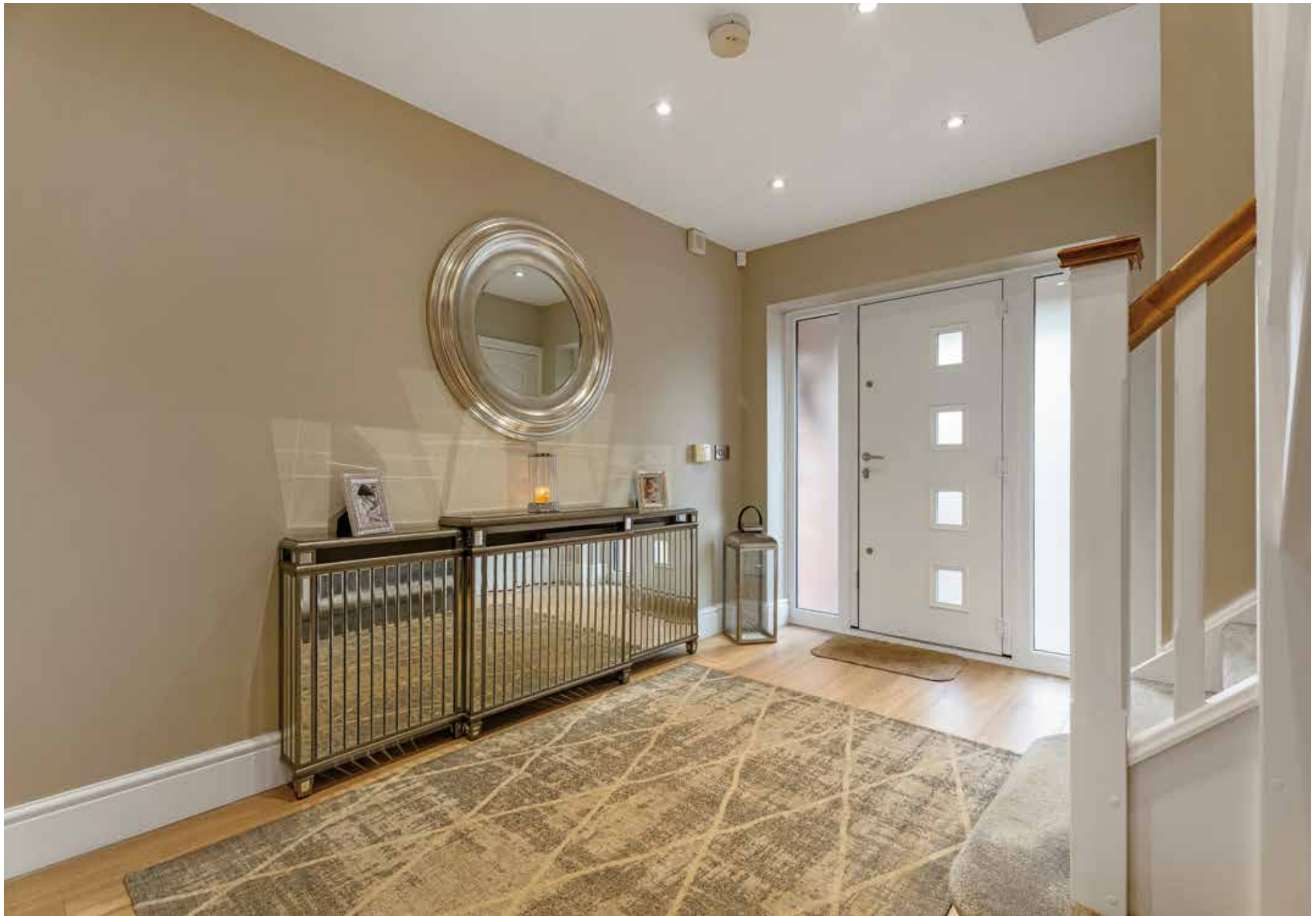


5 Pikes Pool Lane
Burcot | Bromsgrove | Worcestershire | B60 1LJ

FINE & COUNTRY

5 PIKES POOL LANE

This delightful property is located in the quiet rural location of Burcot, close to Barnt Green and Bromsgrove. Beautifully presented throughout - this lovely family home has four bedrooms all with ensuite facilities, a fabulous open plan kitchen with dining area and sitting area, a large rear garden with various areas for entertaining and a detached double brick-built garage which could be converted for ancillary accommodation.



Accommodation Summary

Ground Floor:

The property has a light and airy hallway with Karndean flooring and two useful storage cupboards, one of which is used as an airing cupboard.

There is a downstairs cloakroom/WC and doors lead to the two ground floor bedrooms and the kitchen area.

The spacious open plan kitchen was refitted in 2022 with attractive French Navy units with complementing light coloured quartz worktops. There is a large breakfast bar and a wealth of Neff appliances, including an induction hob, extractor, combination oven with microwave, regular oven, drinks fridge and dishwasher. There is also an American style fridge freezer included in this space.

A great feature of the kitchen is the bi-folding window which opens onto the patio area - and you can sit up to the window - like being at a bar. The whole area is perfect for entertaining and modern day living with a dining area and a lovely sitting area with a large bay window and a feature fireplace with a stone hearth and gas fire.

Off the kitchen is the utility room which has a range of matching storage cupboards, Bosch combi boiler and space for a washing machine and tumble dryer as well as a useful second sink.

Two bedrooms are found on the ground floor - one of which is the main bedroom. A well-appointed dressing room has been added by the current owners, giving plenty of storage and there is a luxurious ensuite shower room.

Bedroom two also has an ensuite with a large walk-in shower.





















First Floor:

An attractive oak staircase leads to the first floor and has a large galleried landing - there is potential for a study area or TV area to make good use of this space.

Bedroom three has a range of recently fitted wardrobes and also has a walk-in wardrobe. The ensuite to this room has a full bathroom with a separate shower and free-standing bath.

Bedroom four has its own ensuite shower room.





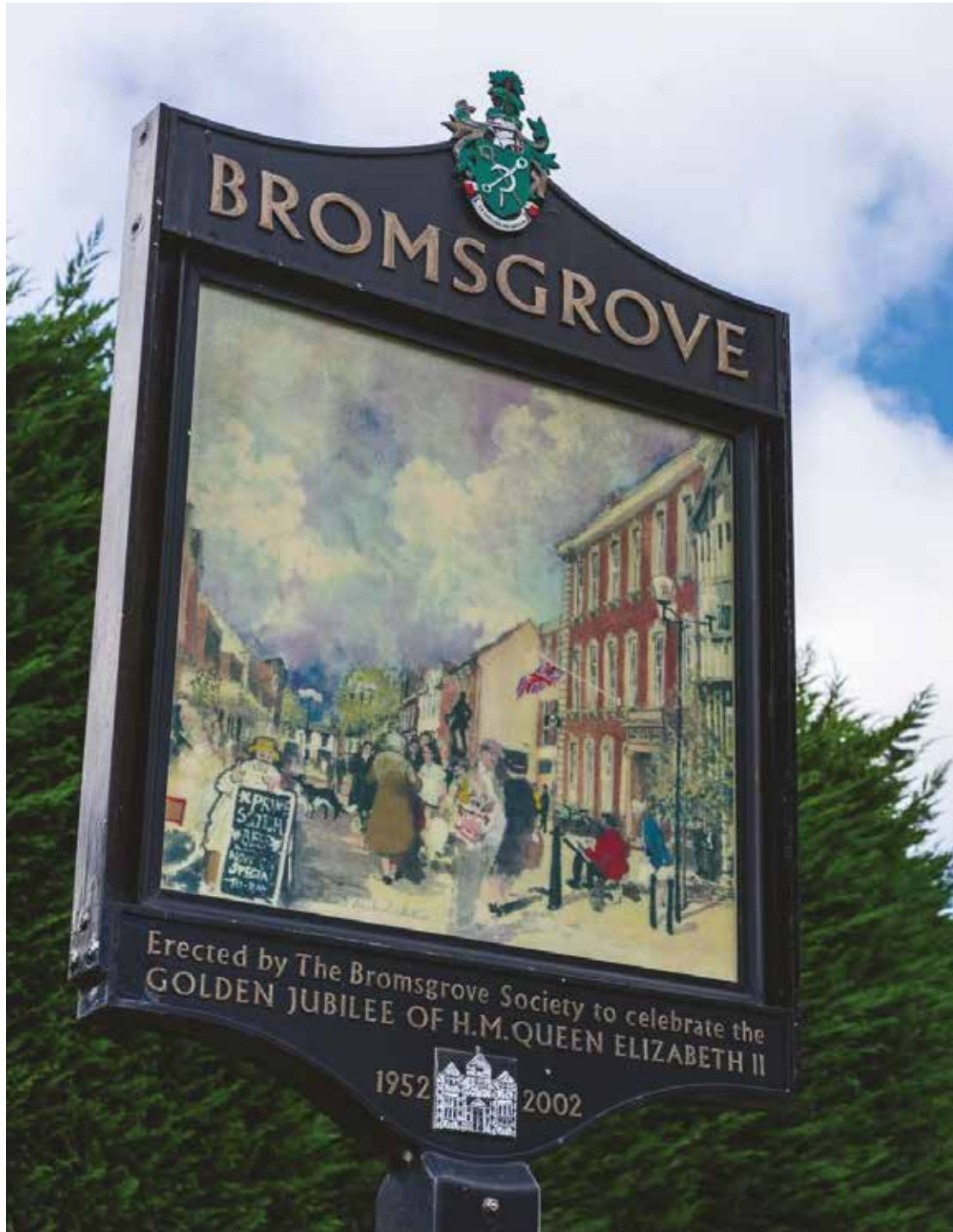
Outside:

The property has a large frontage with parking for several vehicles and attractive flower and shrub borders. To the rear of the property is a large patio area - perfect for entertaining - with a tiered lawn leading to a children's play area and a further patio area which has lighting and electrical sockets.

The detached double garage is brick built and has facilities such as electricity and water - it was built with the correct foundations should it be later converted into ancillary accommodation (subject to the relevant planning permissions).







LOCATION

5 Pikes Pool Lane offers a unique location off a quiet rural road, surrounded by open countryside and yet is only minutes away from Bromsgrove. For those who commute, there is an excellent motorway network via the M5 and M42 - which links to the M40, the principal route to London from the West Midlands. Rail services to Birmingham and Worcester operate from the nearby Aston Fields station. Aston Fields is a buzzing area with a number of restaurants and shops.

Bromsgrove itself offers a diverse range of leisure and sporting facilities including a David Lloyd gym and Bromsgrove Rugby Club. Supermarkets such as Waitrose are located in the town as well as a number of other retail outlets. The popular Bromsgrove School is located a short distance from the property as well as a number of good state schools.

The cathedral city of Worcester, lying on the banks of the river Severn, provides for high street and boutique shopping, and is characterised by one of England's great cathedrals, county cricket ground, premier league rugby club, racecourse and university. The M5 motorway (accessed via J4 of The M5 at Lydiate Ash, junction 1 of the M42 at Lickey End or junction 5 at Wychbold) provides for ready access to the north and south west, west Birmingham and the surrounding industrial and commercial areas as well as Cheltenham and its racecourse, Gloucester and Bristol.

The M42 also offers access to Birmingham International Airport and the north east. Road travel to London is best via the M40 or M6/M1, both accessible from the M42. The Worcestershire Parkway Railway Station (13 miles) is situated to the east of Worcester, off Junction 7 of the M5, and provides an increased capacity to London, as well as reducing journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. There is also an excellent station in Bromsgrove with direct access to Birmingham New Street.





Services, Utilities & Property Information

Utilities: Mains electricity, water and drainage. Gas-fired central heating. CCTV.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability: Ultrafast full fibre broadband is available in the area - we advise you to check with your provider.

Tenure
Freehold

Directions
Postcode: B60 1LJ
what3words: ///loaf.model.salad

Local Authority
Bromsgrove District Council
Council Tax Band G

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111

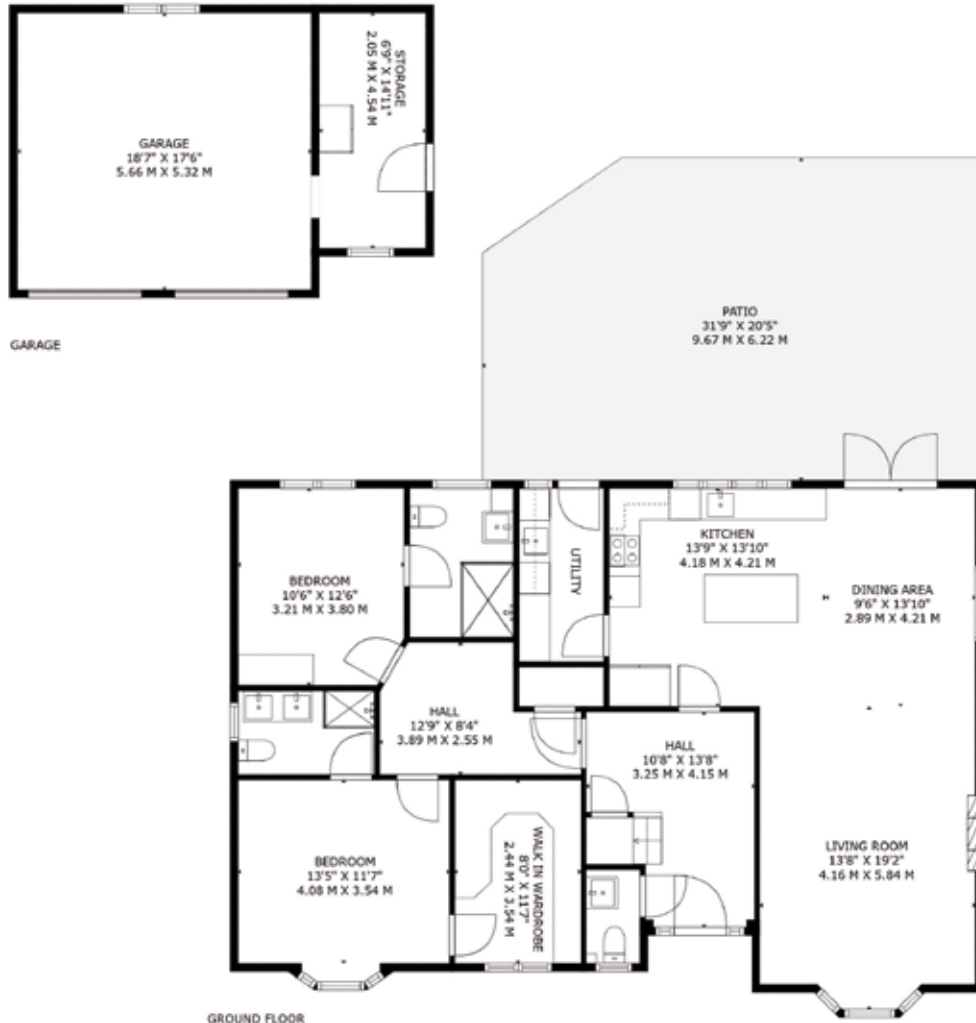
Website

For more information visit www.fineandcountry.co.uk/droitwich-spa-estate-agents

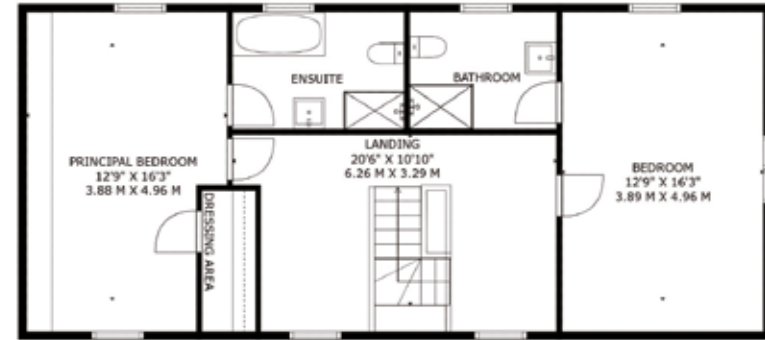
Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 2291 sq ft, 212 m2
LOW CEILING TOTAL: 176 sq ft, 15 m2
GARAGE TOTAL: 325 sq ft, 30 m2
OVERALL TOTALS: 2792 sq ft, 257 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Score	Energy rating	Current	Potential
82+	A		
81-81	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 13.03.2024







VANESSA BRADFORD

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Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

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Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended.”

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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