



Mereside (40) Belbroughton Road

Blakedown | DY10 3JG



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A superb three-bedroom village residence boasting delightful, far-reaching countryside views located in the desirable village of Blakedown.

Location:

Mereside is located within the desirable village of Blakedown offering superb local amenities such as The Swan Inn believed to date back to 1760. There is also a village shop and exceptional sporting facilities including golf course, tennis club, football and cricket pitches. The historic Cathedral City of Worcester is located approximately 18 miles offering further amenities such as bars, cafés and restaurants, museums and sporting venues. Accessible within 14 miles in the culturally rich city of Birmingham offering extensive amenities, such as the Bull Ring Shopping Centre and Birmingham International Airport.

Kidderminster (4 miles), Birmingham (14 miles), Worcester (18 miles). All miles approximate.

Education:

There is a terrific range of local schooling on offer, such as Blakedown CE Primary School which holds a “Good” Ofsted rating. Just less than two miles away is Haybridge High School and Sixth Form offering “Outstanding” Ofsted rated education. In the independent sector Heathfield Knoll School provides excellent private education from Nursery to Sixth Form located just over three miles from the property. Bromsgrove School is another superb private school offering education from Preparatory to Sixth Form.





Accommodation Comprising Of:

Entrance hallway, sitting room, reception room two, kitchen, sitting room/dining area, three bedrooms and main bathroom.

Ground Floor Accommodation:

A spacious entrance hallway welcomes you into this lovely home, with doors leading to the kitchen, cloakroom and second reception room. To the right of the entrance hallway is the second reception room, currently used as a guest bedroom with single aspect and a feature gas fireplace. Through the hallway is the kitchen offering ample storage with wall and base units, finished with solid wood work surfaces. There is an integrated dishwasher, and room for free-standing appliances including washing machine, fridge/freezer as well as a single oven with induction hob over. Accessed from the kitchen is the dining area/sitting room with single aspect and French doors to outside. The sitting area is carpeted and features a fireplace home to a log burner, the dining area is a superb social space with access to the kitchen and featuring exposed wooden flooring.

First Floor Accommodation:

The landing has doors leading to three bedrooms and main bathroom. Bedroom one is a superb sized double with single aspect. Bedroom two is another superb sized double with single aspect and extensive fitted wardrobes, there are stairs leading to the loft space which could be utilised as an office with fitted storage cupboards and dual Velux windows. Bedroom three is a terrific sized single with single aspect, currently utilised as a home office. Completing the first floor is the full-tile main bathroom comprising of a corner shower, bath, toilet and basin.

Outside:

The generously sized rear garden boasts a delightful country





outlook and far-reaching countryside views, consisting most of lawn with a terrific patio area.

Services:

Mains water, gas, electric and drainage.

Agent's Note:

Tenure is Freehold

Local Authority: Wyre Forest

Council Tax Band: D

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

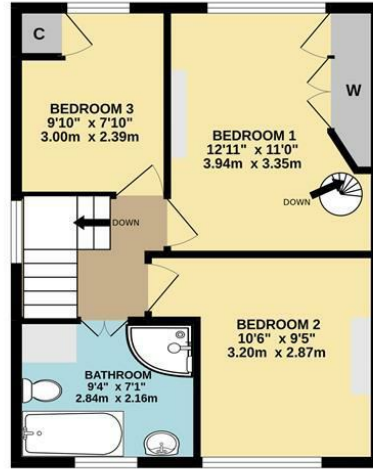




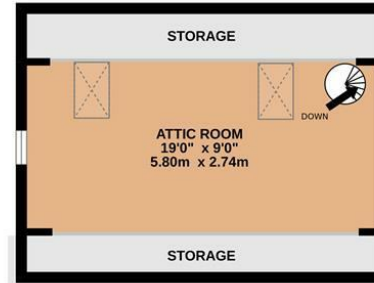
GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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