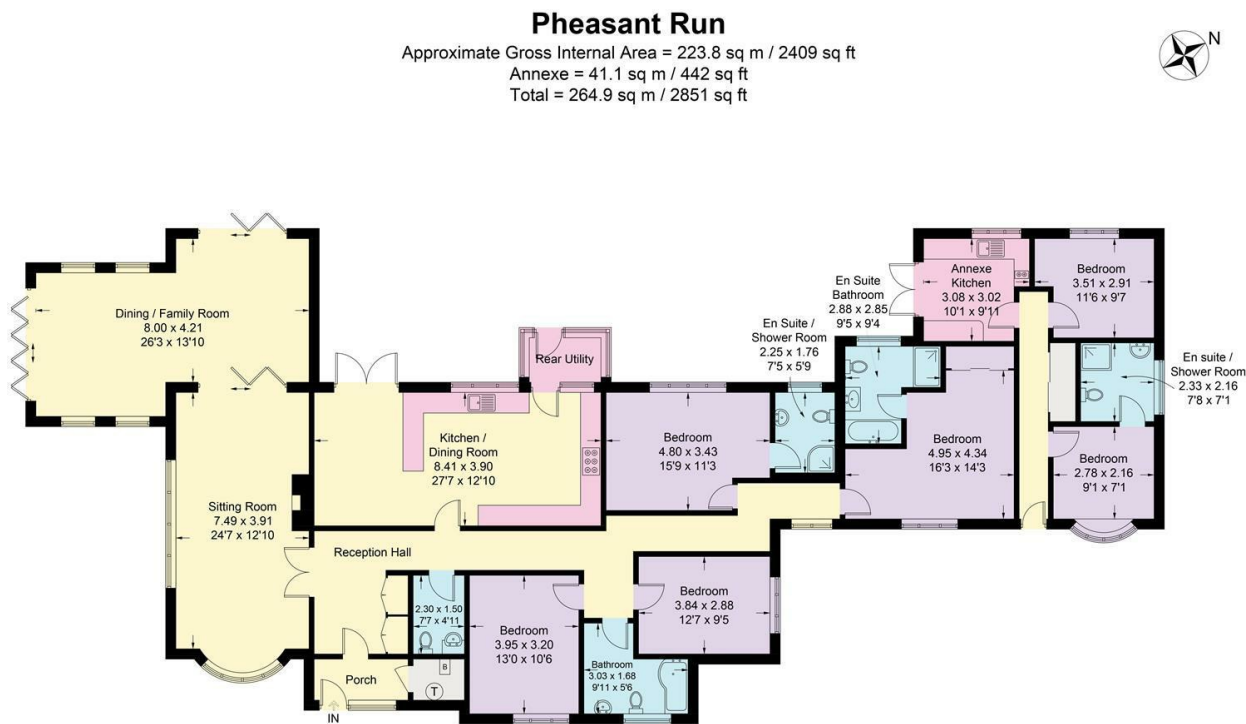


FOR SALE

Pheasant Run Curslow Lane, Shenstone, Kidderminster, DY10 4DX



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important information on the last page of text of the particulars.



FOR SALE

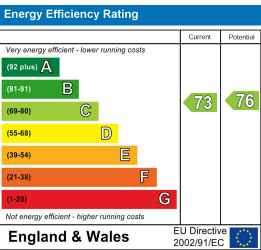
Offers Based On £850,000

Pheasant Run Curslow Lane, Shenstone, Kidderminster, DY10 4DX

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
E: kidderminster@hallsgb.com



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FOR SALE

Mileage (all distances approximate)  
Chaddesley Corbett 3 miles Kidderminster 6 miles Hagley 7 miles Bromsgrove 8 miles  
Worcester 13 miles Birmingham 22 miles



3 Reception  
Room/s



6 Bedroom/s



4 Bath/Shower  
Room/s



- A Generous, Detached Family Home
- Extended & Modernised with Flexible Living
- Attached Independent Annex
- 6 Double Bedrooms & 4 Bathrooms
- Spacious Fitted Kitchen Diner
- Utility Room & Cloakroom
- Attractive Private Gardens (Approx. 1 Acre)
- Potential Commercial Benefits (STP)
- Plenty of Parking & Beautiful Rural Location
- No Onward Chain - Viewing Essential

**DIRECTIONS**

From Kidderminster proceed in an easterly direction on the A448 Comberton Road in the direction of Chaddesley Corbett. Continue through Stone and onto the Bromsgrove Road. Continue over the round a bout at Mustow Green and after a short distance turn right onto Curslow Lane where Pheasant Run will be found on the right hand side as indicated by the agents For Sale board

**LOCATION**

Pheasant Run enjoys a rural yet easily accessible location, beautifully situated, approximately 3 miles from the popular north Worcestershire village of Chaddesley Corbett. The village provides a range of local amenities including pubs, village stores, farm shop and the Chaddesley Corbett primary school. The property is well placed for commuting with good motorway access and railway stations at Kidderminster, Hagley and Blakedown.

**INTRODUCTION**

Pleasant Run offers a rare opportunity to purchase a substantial, detached, single story family residence offering flexible and spacious accommodation to comprise, in total, six double bedrooms at 2851 sq ft. The property is split offering the main residence with four double bedrooms and two en-suite bathrooms as well as a family bathroom. The main residence also has a spacious fitted kitchen diner, large living room and separate dining/family room, cloakroom and utility. The attached independent annex offers potential as additional accommodation or potential commercial possibilities currently with two further bedrooms and an en-suite shower room and a separate kitchen. The property sits within large private gardens extending to approximately 1 acre. There is a private driveway with plenty of off road parking and turning space, providing plenty of private outdoor space for all the family.

**FULL DETAILS**

The property is approached over a brick paved private drive with double timber electric gates into a generous hard standing parking and turning space with independent access to both the main residence and the separate attached annex. Access into the main residence leads into a porch with access to the boiler room and into the generous 'L' shaped hallway.

**HALLWAY**

With fitted storage and access into the living room, cloakroom, kitchen diner, all four main bedrooms and family bathroom.

**LIVING ROOM**

Is beautifully proportioned and spacious offering plenty of light with dual aspect UPVC double glazed windows. There is a multi fuel burning stove and glazed bi-fold doors to the rear dining and family rooms.

Both dining and family rooms are spacious with an abundance of light with triple aspect UPVC double glazed windows and two UPVC double glazed bi- fold doors opening out to the attractive rear garden.

The Kitchen diner has a range of matching base and eye level units with wooden effect work surfaces with inset stainless steel one and a half sink with single drainer and swan neck mixer tap and integrated appliances to include a dishwasher, fridge and freezer. There is a breakfast bar and plenty of space for family dining table and chairs, glazed folding doors access the rear of the property and gardens as well as part wooden part glazed stable style door into a small utility area.

**CLOAKROOM**

With matching modern white suite of low level close coupled WC and vanity wash hand basin.

**FAMILY BATHROOM**

Offering a matching modern white suite of low level close coupled WC, pedestal wash hand basin, panel bath, extensively tiled throughout with wall mounted 'Triton' shower and glazed shower screen.

Each of the FOUR MAIN DOUBLE BEDROOMS are well proportioned, two of which benefit from en-suite facilities, one with an en-suite shower room, the other with an en-suite wet room. From the main bedroom there is access to the attached independent annex.

**ANNEX**

The Annex offers flexibility with plenty of opportunity to provide useful independent living space for dependent relative/family member, whilst also alternatively allowing some potential commercial benefits offering independent office space for businesses working from home.

The annex has independent access from the front of the property via a frosted UPVC entrance door into a generous hallway with fitted storage cupboard with sliding doors. There is a bedroom to the front, benefitting from an en-suite shower room which is fully tiled with a modern white suite of low level close coupled WC, vanity wash hand basin and generous glazed corner shower cubicle with wall mounted double shower. A second bedroom can be found to the rear of the property overlooking the attractive rear garden. This room would be ideal for a sixth bedroom or a living room if required. There is a fitted kitchen with solid wooden rolled top work surfaces with matching base and eye level contemporary units with inset stainless steel sink with single drainer and mixer tap. There is a fitted breakfast bar, integrated electric oven with two ring 'Lamona hob over and stainless steel extractor hood above as well as an integrated dishwasher. There are UPVC double glazed French doors opening out to the rear brick paved terrace accessing the private garden. The annex runs on a separate boiler.

**OUTSIDE**

This unique detached family home sits within an attractive level plot of approximately 1 acre with generous lawned gardens, accessed from Curslow Lane over a private driveway with electrically operated double timber gates. To the front of the property is a large brick paved hard standing providing plenty of parking for a number of vehicles with a large level front lawn with mature hedge and wooden panel fence borders. There is external lighting, external water supply, external power points and access can be gained via the side of the property through timber gates to the rear areas.

The rear garden is laid mainly to lawn interspersed with four fruit trees. Immediately to the rear of the property from the kitchen is a generous covered seating area with steps up to the the lawns with a covered timber decked seating area, two large wooden sheds with power and lighting (one alarmed), a small vegetable garden and greenhouse. The brick paved patio continues around the rear of the property to the side where there is a private space with a generous Swim Spa Jacuzzi under a covered timber pergola with external power and security lighting. The garden is bordered to all sides via wooden panel fencing, mature hedging to the rear and the garden boarder's attractive open countryside.

**SERVICES**

Mains water, electricity and oil fired central heating are understood to be connected. Drainage by private eco-friendly waste treatment plant. The property benefits from Solar Panels. None of these services have been tested.

**FIXTURES & FITTINGS**

Only those items described in these sale particulars are included in the sale.

**TENURE**

Freehold with Vacant Possession upon Completion.