



PHEASANT RUN

CURSLOW LANE | SHENSTONE | DY10 4DX





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Kidderminster 6 miles | Chaddesley Corbett 3 miles | Bromsgrove 8 miles | Worcester 13 miles | Birmingham 22 miles
(all mileages are approximate)

A SUBSTANTIAL SINGLE STOREY FAMILY RESIDENCE OFFERING
SPACIOUS & FLEXIBLE ACCOMMODATION WITH INDEPENDENT ANNEX
OFFERING NO ONWARD CHAIN

A Generous, Detached Family Home offering Flexible Living
Attached Independent Annex
Comprising Six Bedrooms & Four Bathrooms
Attractive Gardens Circa 1 Acre



Kidderminster Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Pleasant Run presents a rare chance to acquire a spacious 2,851 sq ft detached single-storey home on approximately 1 acre.

The main residence features four double bedrooms (two with en-suites), a family bathroom, large kitchen-diner, living room, dining/family room, cloakroom, and utility.

An attached self-contained annex offers two more bedrooms, an en-suite, and a separate kitchen which is ideal for guests or commercial use. The property includes a private driveway with ample parking and expansive gardens.

SITUATION

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.

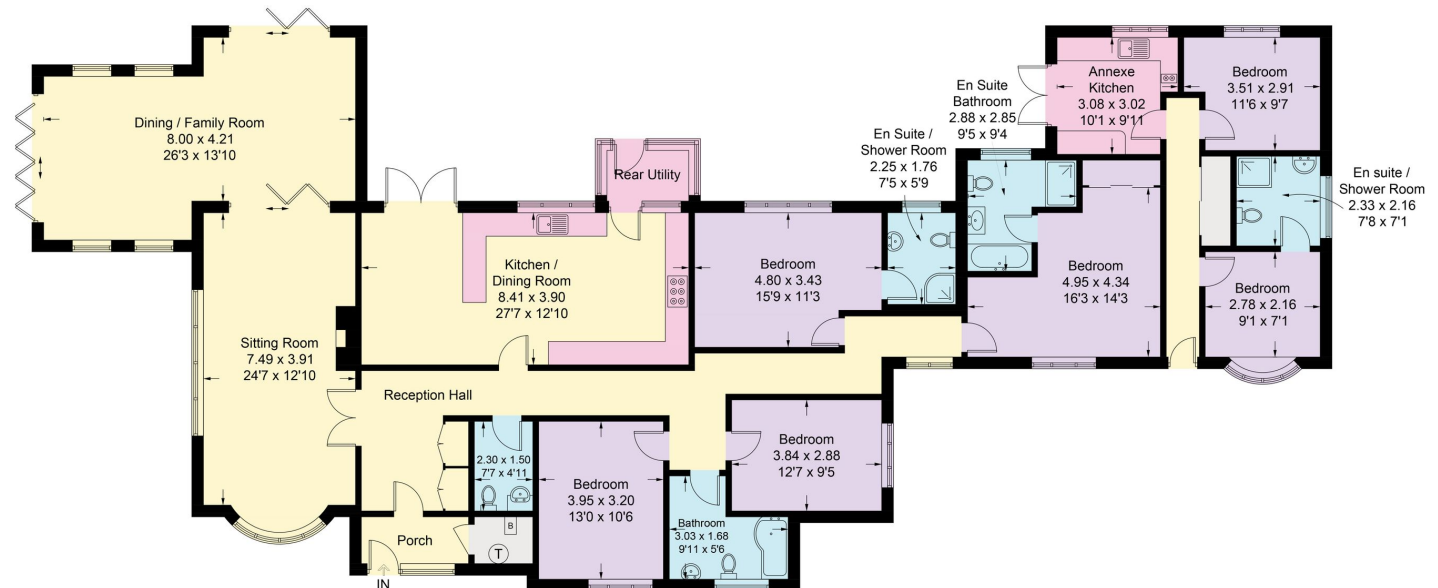
PROPERTY

The property is accessed via a private brick-paved driveway with electric gates, leading to ample parking and separate entrances to both the main house and attached annex.

Entry leads to a porch and a spacious L-shaped hallway with access to all principal rooms. The bright, dual-aspect living room features a wood-burning stove and bi-fold doors to the dining/family rooms, both filled with natural light and opening to the rear garden.

Pheasant Run

Approximate Gross Internal Area = 223.8 sq m / 2409 sq ft
Annexe = 41.1 sq m / 442 sq ft
Total = 264.9 sq m / 2851 sq ft



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.

The kitchen diner offers extensive storage, wooden-effect worktops, breakfast bar, dining space, and access to the garden and a small utility area.

Additional rooms include a cloakroom, modern family bathroom, and four double bedrooms, two with en-suites (shower room and wet room).

The main bedroom has direct access to the annex.

ANNEX:

Ideal for independent living or home office use, the annex has a private entrance, hallway with storage, two bedrooms (one with en-suite shower room), a fitted kitchen with breakfast bar and integrated appliances, and French doors to a private garden terrace. It runs on a separate boiler.

This flexible layout offers extensive family space or multi-generational living, with commercial potential.



GARDENS

This unique detached family home sits within an attractive level plot of approximately 1 acre with generous lawned gardens. 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.

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 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 SwimSpa 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. 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.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

FIXTURES & FITTINGS

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

SERVICES

We understand that the property has the benefit of mains water, electricity and oil fired central heating. Drainage is provided by a private eco-friendly waste treatment plant. The property benefits from Solar Panels. None of these services have been tested.

LOCAL AUTHORITY

Wyre Forest District Council

COUNCIL TAX

Council Tax Band – G

EPC

Rating - C

DIRECTIONS

What3Words ///slopes.sage.bidder

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



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



