



Valley Cottage

Bournheath, B61 9JE

Andrew Grant

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4 Doctors Hill, Bournheath, B61 9JE

2 Bedrooms 1 Bathroom 2 Reception Rooms

Charming character cottage with modern comforts, a delightful garden and off-road parking, nestled in a sought-after Worcestershire village setting.

- Delightful two-bedroom semi-detached cottage with well-balanced accommodation.
- Cosy living spaces full of traditional character.
- Stylish kitchen with modern fittings and separate dining room.
- Generous rear garden with multiple seating areas and established planting.
- Off-road parking to the rear with gated access.
- Located in the heart of Bournheath with easy access to Bromsgrove and commuter links.

A charming two-bedroom semi-detached cottage combining character features with modern comforts. Offering a stylish kitchen, cosy living spaces, contemporary shower room and a generous rear garden, the property also benefits from off-road parking. Ideally located in the picturesque village of Bournheath, it provides excellent access to local amenities, countryside walks and major road links. The home has planning permission to build a canopy porch over the front of the house.

740 sq ft (68.8 sq m)





The living room

A welcoming space at the heart of the home, the living room is both cosy and spacious, featuring a central fireplace with wood burner and a sash window. Traditional ceiling beams and terracotta tiled flooring enhance the character, while the layout allows for ample seating and ease of movement into adjoining rooms. Perfect for everyday living or unwinding in comfort.





The kitchen

The kitchen blends modern functionality with traditional charm, featuring sleek cabinetry, solid oak worktops and integrated appliances. Dual aspect windows bring in natural light, while the sink adds a nod to the home's character. Practicality is enhanced by open shelving, built-in storage and a compact footprint that maximises space. The layout connects neatly to the rest of the ground floor, creating a welcoming hub of the home.





The dining room

The dining room enjoys views over the front of the property through a sash-style window. Original ceiling beams add warmth and character. With direct access from the living room and a nearby staircase to the first floor, this space is ideal for family meals or relaxed entertaining in a charming, well-lit environment. Underneath the staircase there is useful storage for coats.





The master bedroom

The master bedroom is a generous double room with fitted wardrobes and over-bed storage. A sash-style window brings in natural light and offers open views over the front of the property. This room benefits from built-in practicality and offers a peaceful retreat with plenty of space for furnishings.





Bedroom two

Bedroom two makes a good sized double bedroom. It enjoys countryside views through a sash-style window and includes built-in shelving and recessed space. The room benefits from a sizeable walk in wardrobe, giving the room more space for additional furniture.



The bathroom

The modern shower room is well-appointed with a curved corner shower, contemporary vanity unit and WC. White metro tiles contrast beautifully with the navy feature wall and patterned flooring. A frosted window provides privacy while allowing in natural light, and open shelving offers practical storage solutions.



The garden

A generous and well-maintained rear garden offers multiple zones for relaxation and outdoor entertaining. The paved seating area leads onto a manicured lawn, framed by mature shrubs, trees and flower beds. A timber pergola and shed add interest and functionality, while privacy and a small stream create a peaceful outdoor haven. There is also a useful wood store.



Location

Situated on Doctors Hill in the desirable Worcestershire village of Bournheath, this home offers a semi-rural lifestyle with excellent convenience. Surrounded by rolling countryside, the village has a welcoming community feel and is just a short drive from Bromsgrove, providing access to a wide range of shops, supermarkets, schools and leisure facilities.

The property benefits from easy access to the A38 and M5 motorway, making it ideal for commuters travelling to Birmingham, Worcester or further afield. Local walks, pubs and countryside attractions add to the appeal, making this location perfect for those seeking a balance of tranquillity and connectivity.

Services

The property benefits from all mains services.

Council Tax

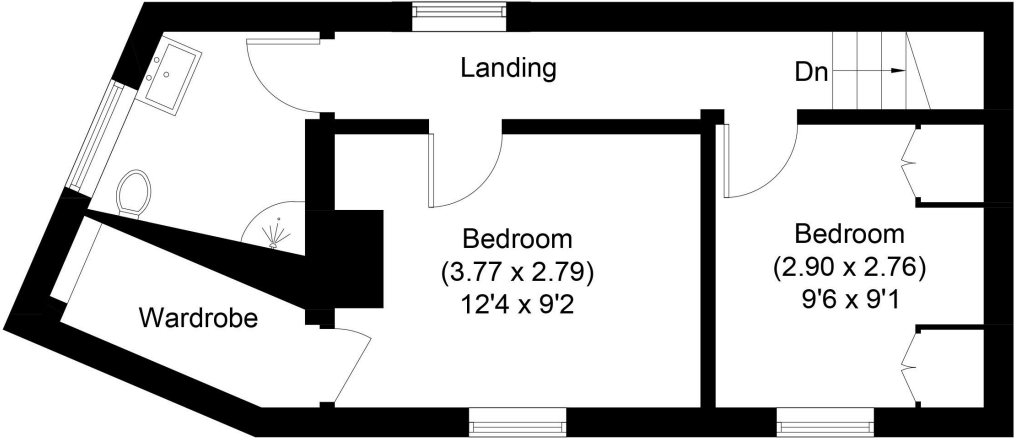
The Council Tax for this property is Band C



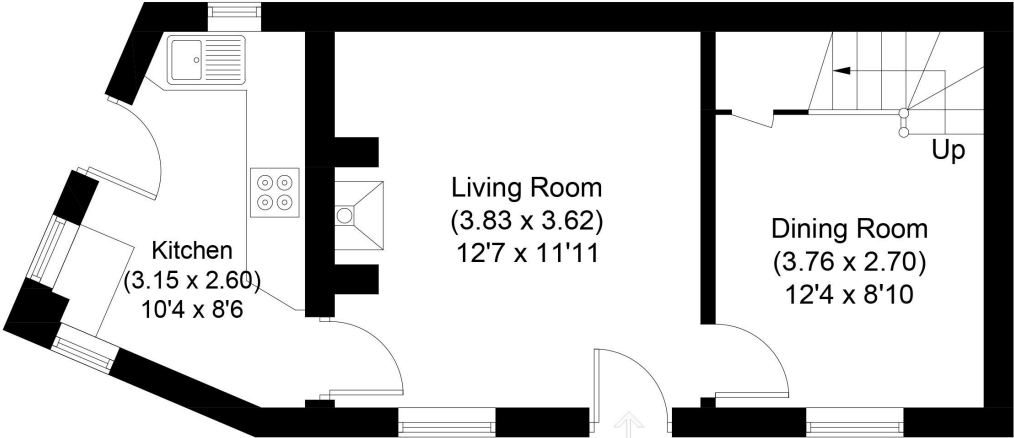
Doctors Hill

Approximate Gross Internal Area
Ground Floor = 34.5 sq m / 371 sq ft
First Floor = 34.3 sq m / 369 sq ft
Total = 68.8 sq m / 740 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor



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