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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ



Allan Morris

estate agents



The Cottage, Holt Hill, Beoley, Worcestershire, B98 9AT

This freehold period semi-detached cottage has been modernised to a high standard by the current owners and offers spacious accommodation of approximately 1,050sqft, comprising: a double bedroom with en suite bathroom and a connected sitting room (currently utilised as an occasional bedroom); through living room; fitted kitchen; toilet; dining hall; and a study.



Price £445,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk



GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: D

(Bromsgrove District Council)

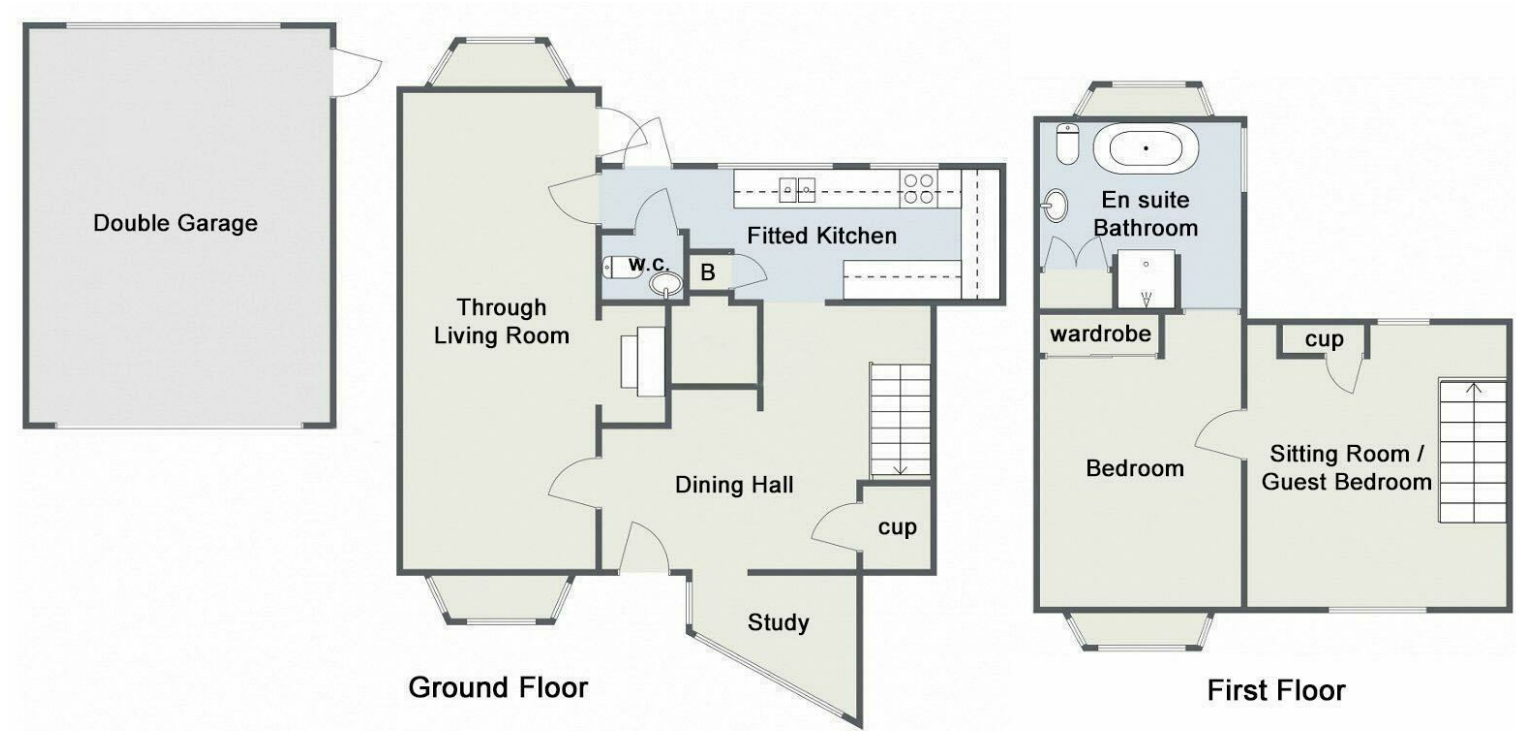
EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Redditch town centre: take the A441 Alvechurch Highway towards Birmingham. At the island by Sainsbury's take the third exit, continuing along the A441 Birmingham Road and at the next island take the second exit again continuing along the A441 Birmingham Road. At the traffic lights turn right into Dagnell End Lane, proceeding straight on at the crossroad into Church Hill leading into Beoley Lane. Proceed through the village and turn right just after the sharp left hand bend into Holt Hill, where the property will be found at the top of the hill on the left, as indicated by the agent's 'for sale' board.

AMP:2431/D1



Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.

**The Cottage
Holt Hill
Beoley
Worcestershire
B98 9AT**

GENERAL DESCRIPTION

This freehold semi-detached cottage is situated in a delightful village location, convenient for commuting to Birmingham, the national motorway network and the facilities of Redditch.

**On 3rd January 2023 planning permission was granted to convert the garage, which would increase the accommodation by approximately 300sqft, with the current plans adding a dining room, two bedrooms and a bathroom. The planning documents can be viewed using the reference 22/01515/FUL on Bromsgrove Council's planning portal:
<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>**

The cottage has been renovated and modernised by the current owners to a high standard, whilst retaining the original character of the cottage, including rewiring and replacement PVC double glazing. The accommodation amounts to approximately 1,050sqft, briefly comprising:
Ground Floor

A dining hall; study; through living room; fitted kitchen; and a toilet.

First Floor

A sitting room (currently utilised as a guest bedroom); double bedroom; and a large en suite bathroom.

In addition, the property benefits from a large double garage (with planning permission to convert to accommodation), gated off-road parking for up to six cars and private landscaped gardens with open fields to the rear.

Viewing is strictly by prior appointment via:

**Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755
or Email: ampsales@allan-morris.co.uk**

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



The property more particularly comprises:

Canopy porch with a stable door opening to:

DINING ROOM 14'6" x 13'6" (4.42m x 4.11m)

(Maximum measurements including stairs and recesses) having stairs to the first floor, door to living room, opening to kitchen, radiator, built-in cloaks cupboard, exposed beams to walls and ceiling, two light points and an opening to:

STUDY 5'11" x 2'8" < 7'6" (1.80m x 0.81m < 2.29m)

Having double glazed windows to front and side, exposed wall beams and wall light point.

THROUGH LIVING ROOM 24'6" x 9'2" < 10'4" (7.47m x 2.79m < 3.15m)

Having a brick fireplace with a wood burning stove, double glazed bow windows to both front and rear, two radiators, TV aerial point, exposed beams to walls and ceiling, single glazed door to rear garden, three light points and a glazed door to:

FITTED KITCHEN 15'0" < 20'4" x 5'7" (4.57m < 6.20m x 1.70m)

(Measurements include units) having a range of base and wall units with concealed lighting over work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, recess for washing machine, recess for fridge, and recess for range oven with a cookerhood over. Part tiled walls, two double glazed window to rear, radiator, door to rear garden, door to toilet, nine inset ceiling spotlights and a cupboard housing the 'Worcester' gas-fired combination boiler, installed May 2014.

TOILET

Having a low flush w/c and wash hand basin with tiled splashback and ceiling light point.

From the dining hall the open tread staircase leads up to:

OCCASSIONAL BEDROOM/SITTING ROOM 14'7" x 13'2" (4.45m x 4.01m)

(Maximum measurements include stairwell and recesses) having double glazed dormer windows to both front and rear, fitted cupboard, radiator, exposed wall and ceiling beams, access hatch to the small loft, two light points and a door to:

DOUBLE BEDROOM 15'0" x 9'0" < 10'4" (4.57m x 2.74m < 3.15m)

(Measurements include wardrobe and recess) having a fitted wardrobe with two sliding mirror doors, radiator, TV aerial point, exposed wall beams, a high ceiling with exposed beams, light points and an opening to:

EN SUITE BATHROOM 9'9" x 9'5" (2.97m x 2.87m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin, shower cubicle with tiled walls; and a freestanding 'ball and claw foot' bath tub with mixer tap and handheld shower. Panelled dado, double glazed bow window to rear, double glazed window to side, radiator, inset ceiling spotlight, ceiling light point and a built-in double wardrobe.

OUTSIDE

DETACHED DOUBLE GARAGE 20'4" x 15'7" (6.20m x 4.75m)

(Door width 13'9" 4.19m) having a metal up-and-over door to front, stable door to rear garden, concrete base, large single glazed window to rear, water tap, plumbing for washing machine, light and power points.

PLANNING PERMISSION

On 3rd January 2023 planning permission was granted to convert the garage, which would increase the accommodation by approximately 300sqft, with the current plans adding a dining room, two bedrooms and a bathroom. The planning documents can be viewed using the reference 22/01515/FUL on Bromsgrove Council's planning portal:

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PARKING

To the front, the cottage and garage are approached from the lane, via double five gates, over a block paved and gravel drive providing off-road parking for up to six cars.

GARDENS

To the front, there is a lovely cottage garden that is laid to lawn with well stocked beds and borders. A gate opens to a gravel path between the cottage and garage to the rear. The property benefits from a private rear garden, backing onto a field and briefly comprising: a gravel patio across the rear of the cottage, beyond which is a paved patio with a pergola, to both sides of which are gravelled patio areas and well stocked beds. To the rear of the garage there is a concrete patio providing space for a large shed, from which a gate opens to a gravel storage area to side of the garage.