



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

£425,000

**Allan Morris**  
estate agents

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

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.

The cottage has been renovated and modernised by the current owners to a high standard, retaining the original character, including rewiring and replacement PVC double glazing. The accommodation amounts to approximately 1,050sqft, comprising: dining hall; study; through living room; fitted kitchen; toilet; first floor sitting room/bedroom; double bedroom & en suite bathroom.

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/>





## DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards and wardrobes.

## KEY POINTS

- Period cottage with character features.
- Gas-fired central heating.
- PVC double glazing.
- Freehold tenure.
- Floor area of 1,050sqft.
- Landscaped rear garden with view over field.
- Detached garage with planning for conversion.
- Energy Performance Certificate, band D.
- Council Tax Band D (Bromsgrove District Council).



## INCLUSIONS

- Carpets & floor coverings as fitted
- Light fittings as fitted
- Wood burning stove in lounge.
- Cookerhood in kitchen.
- Fitted cupboard in occasional bedroom.
- Fitted wardrobe in double bedroom.
- Timber shed in garden

## DESCRIPTION

### GROUND FLOOR

- **CANOPY PORCH** with a stable door opening to:
- **DINING HALL** 4.42m x 4.11m (14'6" x 13'6")
- **STUDY** 1.80m x 0.81m < 2.29m (5'11" x 2'8" < 7'6")

- **THROUGH LOUNGE** 7.47m x 2.79m < 3.15m (24'6" x 9'2" < 10'4")

- **FITTED KITCHEN** 4.57m < 6.20m x 1.70m (15'10" < 20'4" x 5'7")

- **TOILET**





## FIRST FLOOR

- **SITTING ROOM/OCCASIONAL BEDROOM** 4.45m x 4.01m (14'7" x 13'2")
- **DOUBLE BEDROOM** 4.57m x 2.74m < 3.15m (15'0" x 9'0" < 10'4")
- **EN SUITE BATHROOM** 2.97m x 2.87m (9'9" x 9'5")

## OUTSIDE

- **DETACHED DOUBLE GARAGE** 6.20m x 4.75m (20'4" x 15'7") (Door width 4.19m 13'9")
- **PARKING** Gated drive to the front providing off-road parking for up to six cars
- **GARDENS** The property benefits from good sized private and landscaped gardens to both front and rear, with a pleasant view over the field to rear

## PLANNING PERMISSION

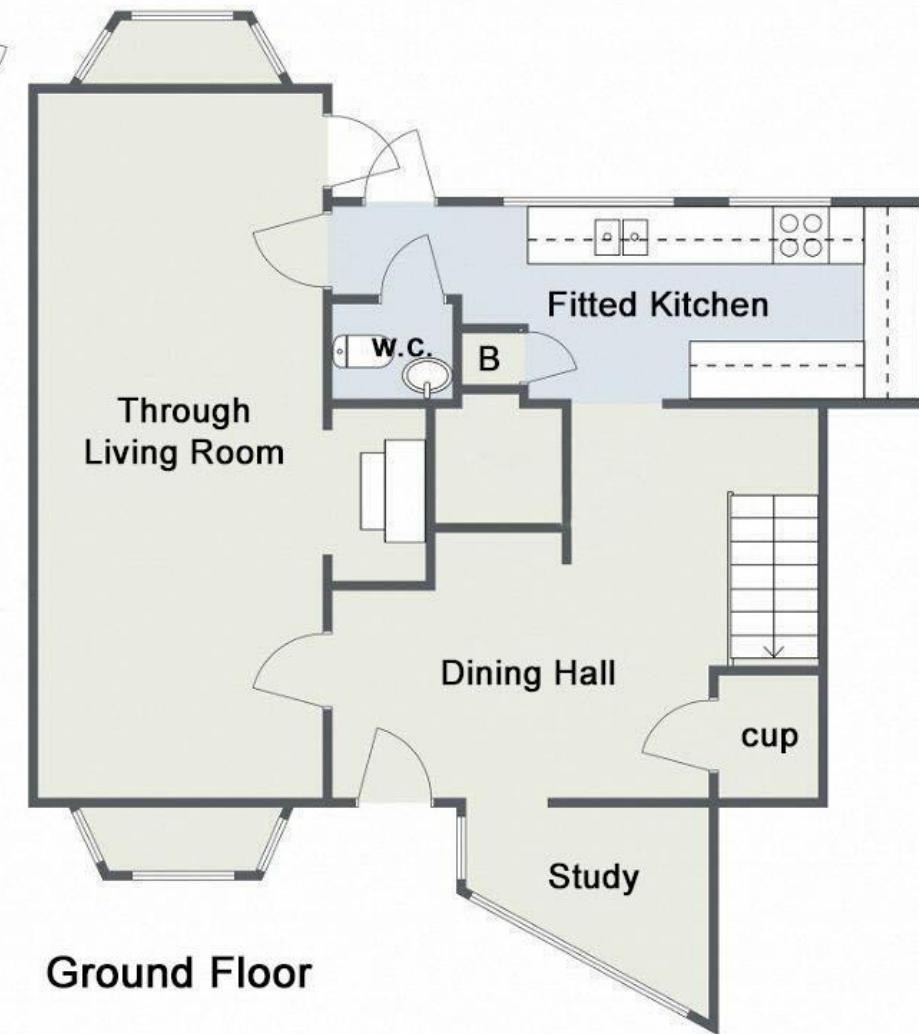
- On 3rd January 2023 planning permission was granted to convert the garage into accommodation of approximately 300sqft, adding a dining room, two bedrooms and a bathroom. Planning documents can be viewed using the reference 22/01515/FUL on the council's planning portal: <https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>

## DIRECTIONS

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



Double Garage



Not to scale.

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

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