



**£190,000 Offers Over**  
Bewell Head, Bromsgrove. B61 8HY

**GUEST**  
ESTATE AGENTS



## Bewell Head, Bromsgrove. B61 8HY

Characterful one bedroom Nailer's Cottage  
Kitchen with solid oak worktops  
Living room with feature fireplace & oak flooring  
Bathroom  
Additional room in converted outbuilding  
Downstairs WC in conversion  
Off-road parking for two cars  
Garden with shed

Built circa 1820, this well presented Nailer's Cottage blends period charm with tasteful modern touches, set in a peaceful location, with convenient access to the town centre of Bromsgrove.

Step into the welcoming living room, featuring a striking feature fireplace framed by twin alcoves and elegant solid oak flooring, creating a cosy and timeless space. The kitchen is well-appointed with solid oak worktops and ample storage, perfectly complementing the character of the home.

Upstairs, the double bedroom includes a fitted wardrobe and shelving, offering practical storage without compromising style and the family bathroom is finished with neutral tiling and includes a shower over the bath.

To the rear of the property, an original outbuilding has been converted into a versatile room ideal for use as a home office, studio, or occasional guest room, along with a downstairs WC. The front garden is laid to lawn, with a patio



## Floorplan & Further Details

area perfect for relaxing outdoors.

Additional benefits include off-road parking for two vehicles, a garden shed, and a sense of peace and privacy rarely found so close to town.

Tenure: Freehold\*

EPC Rating: D

Council Tax Band: A

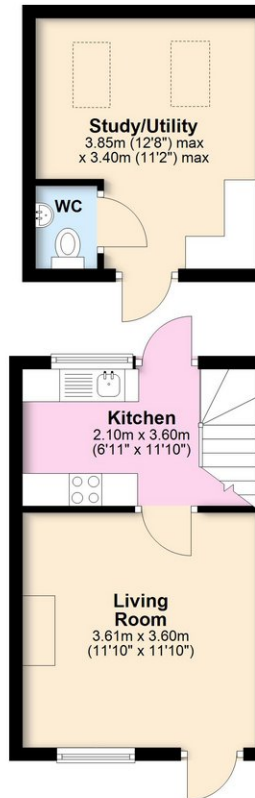
Approx. Floor Area: 54.9 sq m (591.3 sq ft)

For room measurements please refer to the floorplan.

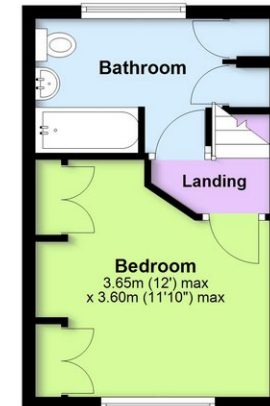
\*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.

The information provided about this property does not constitute or form part of an offer or contract. All descriptions, dimensions, references to condition, and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the time of publication. However, they are intended to give a general outline only and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Guest Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Ground Floor**  
Approx. 34.0 sq. metres (366.1 sq. feet)



**First Floor**  
Approx. 20.9 sq. metres (225.2 sq. feet)



Total area: approx. 54.9 sq. metres (591.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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### **Need a mortgage?**

We recommend Guest Independent Mortgage Advice who can search the market, get a decision in principle and achieve mortgage offers quickly. They also have a five star rating for excellent customer service so give them a call on 01527 306425, or visit [www.guestindependent.com](http://www.guestindependent.com)

### **Property to sell?**

If you need to sell a property in order to buy, you ideally need to be on the market (and preferably sold) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly if you need to sell, just ask for a free valuation and we can pop out to your property and discuss your needs.

### **Need a solicitor?**

A good solicitor can save you literally weeks of time, reducing the stress levels of all involved. We can instruct a firm that is competitive on cost and very reliable. Just ask for a quote.

### **Need a surveyor?**

If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you.

### **Need a removal company and storage?**

Don't fancy the idea of multiple trips in your mate's van? We can recommend a professional and competitive local firm.

### **Where to find us:**

Our address is: 1 St Godwalds Road, Aston Fields, Bromsgrove B60 3BN (near Bromsgrove train station)

