



Holy Cross Lane, Belbroughton, Stourbridge, DY9 9SH

welcome to

Holy Cross Lane, Belbroughton, Stourbridge

A truly spacious 4 bedroom detached family home in a highly sought after location of Belbroughton. Offering potential to extend and to customise. Well located for local shops and good school catchments!





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Agent Note

The Council Tax Band is G.

EPC C

Approach

Via walled driveway with electric gates, access to garage and side passage. Sliding double glazed door giving access to Porch and door leading to:

Hall

With stairs leading to first floor and access to WC.

Downstairs W.C

Window to side, tiling to walls, low level w.c. and access to storage.

Sitting Room

13' 9" MAX x 11' 5" (4.19m MAX x 3.48m)

Double glazed bay window to front, central heated radiator, fireplace with log burner.

Dining Room

14' 1" x 10' 9" (4.29m x 3.28m)

Central heated radiator, opening into lounge.

Lounge

25' 7" x 14' 5" (7.80m x 4.39m)

Double glazed window and sliding patio doors to rear, central heated radiator, feature fireplace with log burner. Secret bookcase door opening into a hidden room.

Study Room

7' 6" MAX 6'2" MIN x 12' (2.29m MAX 6'2" MIN x 3.66m)

This little hidden gem is a great storage option or even a snug with lighting.

Breakfast Room

9' 2" MAX x 6' 2" MIN (2.79m MAX x 1.88m MIN)

Internal double glazed window, central heated radiator, tiling to floor, access to pantry, door to side passage way and opening into the kitchen.

Kitchen

14' 5" x 8' 10" (4.39m x 2.69m)

Double glazed window to rear, tiling to floor, fitted wall and base units with granite work surface over, one and half bowl sink with drainage, space for american fridge freezer, integrated washing machine, four ring gas hob with extractor fan over.

Enclosed Side Passage

42' 3" x 4' 11" (12.88m x 1.50m)

Four dome roof lights, electric points, strobe lighting, access to front and rear. Door to storage cupboard.

Pantry/ Storage Cupboard

9' 2" x 6' 2" (2.79m x 1.88m)

With ample storage, shelving and housing boiler.

Landing

Access to loft and door radiating to:

Study Room

8' 10" x 8' 10" (2.69m x 2.69m)

Double glazed window to side, central heated radiator doors giving access to bedroom one and four.

Bedroom One

24' 3" x 14' 5" (7.39m x 4.39m)

Two double glazed windows to rear, central heated radiator and ample fitted wardrobes.

Dressing Room

10' 9" x 14' 1" (3.28m x 4.29m)

Central heated radiator, inset shelving and door leading to bedroom two.

Bedroom Two

24' 7" x 11' 1" (7.49m x 3.38m)

Double glazed window to front and two obscured to side, central heated radiator and ample sliding door fitted wardrobes.

Bedroom Three

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed window to front, central heated radiator and fitted wardrobes.

Bedroom Four

9' 2" x 11' 5" (2.79m x 3.48m)

Double glazed window to rear, central heated radiator and fitted wardrobe.

Family Shower Room

7' 10" x 5' 6" (2.39m x 1.68m)

Double glazed obscured window to side, tiling to floor and walls, vanity wash hand basin, large fitted shower, low level w.c. and feature chrome heated towel rail.

Garden

Large slabbed patio area with access to log store and storage, fenced lawn area with further decking beyond and established borders. Access to side as an additional bonus. This garden is perfect for entertaining!

Garage

11' 5" MAX 10'9" MIN x 17' 4" (3.48m MAX 10'9" MIN x 5.28m)

With up and over door, electric points and lighting.

Agent Note

The Council Tax Band is G.

EPC C



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Holy Cross Lane, Belbroughton, Stourbridge

- *** NO ONWARD CHAIN ***
- SPACIOUS 4 BED DETACHED PROPERTY
- POTENTIAL TO BE MADE A 5/6 BEDROOM PROPERTY
- KITCHEN & BREAKFAST AREA
- DOWNSTAIRS WC & PANTRY

Tenure: Freehold EPC Rating: C

offers in the region of

£775,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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