



**Hartle Lane, Belbroughton, Stourbridge, DY9 9TJ**



**welcome to**

**Hartle Lane, Belbroughton, Stourbridge**

\*\*\*\*DETACHED BUNGALOW\*\*\*\*NO UPWARD CHAIN\*\*\*\*TWO BEDROOMS\*\*\*\*TWO RECEPTION ROOMS\*\*\*MASTER WITH EN-SUITE\*\*\*\*WALKING DISTANCE TO VILLAGE\*\*\*\*VIEWINGS ADVISED\*\*\*\*





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Approach

Lawn and hedgerow to frontage, pebbled driveway (shared on approach) providing parking for four cars, access to double garage and front door. Wrought iron gates to side garden being paved leading to kitchen and further side gate to rear garden.

## Entrance Hall

Wall lights, central heating radiators and doors to various rooms.

## Lounge

16' 1" max x 15' 10" max ( 4.90m max x 4.83m max )  
Double glazed window to front, double glazed sliding doors to rear conservatory, wall lights, central heating radiator and feature fireplace with inset fire.

## Conservatory

14' x 11' 1" ( 4.27m x 3.38m )  
Double glazed windows to rear, double glazed sliding doors to garden, pitched roof and laminate flooring.

## Dining Room

13' 6" max x 10' 7" ( 4.11m max x 3.23m )  
Double glazed doors to rear garden, ceiling light, central heating radiator, laminate flooring, opening and step down to kitchen and door to entrance hall.

## Kitchen

19' 9" max x 7' 9" max ( 6.02m max x 2.36m max )  
Double glazed window to rear, double glazed stable door to front and side window, ceiling light, range of wall and base units, worktops, stainless steel sink/drainer with mixer tap, space for AGA, cooker hood over, space for washing machine and tumble dryer, further stainless steel sink/drainer, integrated fridge/freezer, cupboard housing the electrics, laminate floor and door to boiler room.

## Boiler Room

9' 2" max x 5' 1" max ( 2.79m max x 1.55m max )  
Ceiling light, floor standing Potterton boiler, shelving and laminate flooring.

## Bedroom One

18' 2" max x 13' 5" max narrowing to 5' 2" to fitted wardrobe area ( 5.54m max x 4.09m max narrowing to 1.57m to fitted wardrobe area )  
Double glazed windows to side, bow window to front, ceiling light, central heating radiator, range of fitted wardrobes and door to en-suite bathroom.

## En-Suite Bathroom

Obscure double glazed window to side, ceiling light, corner Jacuzzi bath, tiled splashback, low level wc, bidet, pedestal wash hand basin with mixer tap, central heating radiator, heated radiator and towel rail.

## Bedroom Two

9' 9" max x 8' 1" ( 2.97m max x 2.46m )  
Double glazed window to side, ceiling light and fitted wardrobe.

## Shower Room

Obscure double glazed window to side, loft access, ceiling light, shower cubicle, low level wc, fitted cupboard, feature vanity storage unit with recessed wash hand basin and mixer tap, tiled splashback, heated radiator and towel rail.

## Rear Garden

Being a selling point to the property with stunning countryside views, paved patio and pathways, outside tap, mature shrubs line the borders and views over the field beyond.

## Agent Note

The Council Tax Band is F.



**view this property online** [shipways.co.uk/Property/HAG105401](http://shipways.co.uk/Property/HAG105401)



welcome to

## Hartle Lane, Belbroughton Stourbridge

- NO UPWARD CHAIN
- DETACHED TWO BEDROOM BUNGALOW
- BELBROUGHTON VILLAGE LOCATION
- DETACHED DOUBLE GARAGE
- STUNNING COUNTRYSIDE VIEWS

Tenure: Freehold EPC Rating: Awaited

**£725,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [shipways.co.uk/Property/HAG105401](https://shipways.co.uk/Property/HAG105401)



Property Ref:  
HAG105401 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
shipways



**01562 886633**



Hagley@shipways.co.uk



123 Worcester Road, Hagley, HAGLEY, West Midlands, DY9 0NG



**shipways.co.uk**