



**Bell End Cottages, Bromsgrove Road, Belbroughton, Stourbridge, DY9 9UJ**



**welcome to**

**Bell End Cottages, Bromsgrove Road, Belbroughton, Stourbridge**

\*\*\*COTTAGE\*\*\*NO UPWARD CHAIN\*\*\*THREE BEDROOMS\*\*\*BELBROUGHTON AREA\*\*\*STUNNING REAR VIEWS\*\*\*LARGE DRIVEWAY\*\*\*REAR GARDEN\*\*\*VIEWINGS ADVISED\*\*\*





**Ground Floor**



**First Floor**

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)

### **Lounge**

14' max x 14' 5" ( 4.27m max x 4.39m )

Double glazed window to front, ceiling lights, central heating radiator, feature brick fireplace, stairs to first floor accommodation and door to kitchen.

### **Kitchen**

14' x 9' 10" ( 4.27m x 3.00m )

Double glazed windows to side and rear, spot lights, feature radiator, range of wall and base units, Quartz worktops, Belfast sink, four ring gas hob, cooker hood over, electric oven beneath, integrated fridge/freezer and dishwasher, breakfast bar, tiled floor, steps up to lobby with doors to downstairs cloakroom and rear garden.

### **Dining Room**

12' 2" x 8' 1" ( 3.71m x 2.46m )

Double glazed window to front, spot lights, feature radiator and tiled floor.

### **Downstairs Cloakroom**

Obscure double glazed window to rear, spot lights, low level wc, half tiling to walls, space for washing machine and tumble dryer.

### **Landing**

Partial restricted height, ceiling light and doors to various rooms.

### **Bedroom One**

11' 4" to front of wardrobes x 10' max ( 3.45m to front of wardrobes x 3.05m max )

Double glazed window to rear, ceiling light, central heating radiator, built-in storage and space for TV.

### **Bedroom Two**

16' 8" x 8' 1" ( 5.08m x 2.46m )

Double glazed windows to front and rear, partial restricted height, ceiling light, central heating radiator and built-in storage.

### **Bedroom Three**

7' 11" x 5' 6" ( 2.41m x 1.68m )

Double glazed window to front, restricted height, ceiling light and central heating radiator.

### **Bathroom**

Obscure double glazed window to side, spot lights, freestanding bath, corner shower cubicle with glass screen, tiled splashback, low level wc, pedestal wash hand basin and feature radiator.

### **Rear Garden**

Paved path, steps to lawned area and side garden, shed, outside light, fencing to boundaries and side gate access to frontage.

### **Agent Note**

The Council Tax Band is D.



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## Bell End Cottages, Bromsgrove Road, Belbroughton, Stourbridge

- NO UPWARD CHAIN
- THREE BEDROOMS
- CATCHMENT FOR HAYBRIDGE SCHOOL
- COTTAGE
- LARGE DRIVEWAY

Tenure: Freehold EPC Rating: G

offers over

**£360,000**



Please note the marker reflects the  
postcode not the actual property

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