



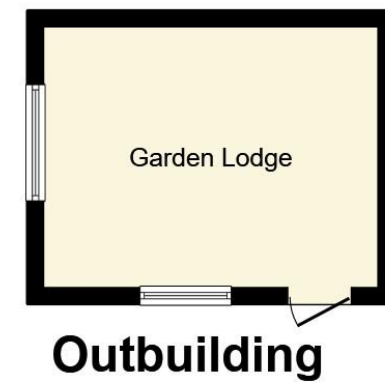
Belbroughton Road, Blakedown, Kidderminster, DY10 3JG

welcome to

Belbroughton Road, Blakedown, Kidderminster

****AN IMMACULATE TWO BEDROOM SEMI DETACHED PROPERTY****VILLAGE LOCATION****WALKING DISTANCE TO AMENITIES****COMPLETELY REFURBISHED TO THE HIGHEST SPECIFICATION****TOP RANGE FIXTURES AND FITTINGS****TWO ENERGY EFFICIENT LOG BURNERS****COUNTRYSIDE SURROUNDS THIS STUNNING HOME****





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

Agent Note

The Council Tax Band is C.

Approach

Having a block paved driveway, mature shrubbery and planting to side, access to rear garden gate and step up to front door with canopy over, electric car charging point.

Entrance Hallway

Having a traditional and high quality solid oak front door which was made by 'Timber Windows', guaranteed for 30 years with 'Samuel Heath' furniture, there is a central heated radiator, ceiling light connection, 'Kahrs' Swedish Oak Flooring and staircase supplied by 'John Lewis', a double glazed window with solid wood frame, and 'Crittall' internal solid metal doors with inset glass leading to:-

Lounge

18' 7" plus bay x 8' 11" into recess (5.66m plus bay x 2.72m into recess)

Having a front facing solid wood Timber bay window with shutters, ceiling light connection, 'Kahrs' Swedish Oak Flooring seamlessly fitted to perfection with no thresholds to the doors , 'Jotul' Norwegian log burner standing on a stylish glass plinth against the 'Kahrs' seamlessly flowing oak flooring with no thresholds and further traditional style doors to:-

Dining Room

15' 7" max x 13' 7" max (4.75m max x 4.14m max)

Having rear facing 'Origin' bi-fold doors to garden, a side facing solid wood Timber Window , 'Atlas' aluminum sky lantern', 'Contura' Swedish log burner, central heated radiator, ceiling light connection, glass door to utility/W/C room.

Kitchen

13' 1" max x 9' 8" max (3.99m max x 2.95m max)

Having a Side facing double glazed solid wood window from 'Timber Windows', a bricked feature wall , space for an American fridge freezer, a German kitchen from Kensington Kitchens Hagley, with a range of wall and base units and drawers and work tops over, integrated dishwasher, pull out spice rack, further pull out towel rail, recycling bin area, sink and drainer with 'Quooker' cube for boiling and sparkling and still water, a 'range master' oven, 'Siemens' high end dishwasher with floor projection, a free standing stainless steel Range Master electric oven with a five gas burner hob with a Falmec Professional' extractor over , a feature ceiling light connection, glass door to pantry , wall mounted 'Worcester Bosch' central heating boiler with Hive control system, shelving for storage, ceiling light connection and 'Kahrs' Oak flooring.

Landing

Ceiling light connection, loft access, central heated radiator, 'Swedish 'Kahrs' oak flooring and doors to:-

Bedroom One

18' 2" max x 9' 3" plus bay (5.54m max x 2.82m plus bay)

Two front facing solid wood Timber Windows, one of which is a bay window both with shutters, ceiling light connections, central heated radiator, cast iron feature fireplace, 'Kahrs' oak flooring.

Bedroom Two

13' 7" max x 9' 3" max (4.14m max x 2.82m max)

Rear facing solid wood Timber Window with shutters, central heated radiator, ceiling light connection, feature cast iron fireplace, doors to:-

Shower Room

Rear facing solid wood Timber Window, ceiling spotlights, low level W/C, shower cubicle with a German made metal flush fitted floor tray with glass screen and rain shower over, low level W/C , wash hand vanity unit with storage beneath and mixer tap over, heated towel pole, underfloor heating, tiling to floor and walls.

Garden Lodge

12' 7" max x 12' 6" max (3.84m max x 3.81m max)

Having versatile use as could also be used as a home office. The Lodge benefits from having front and side facing doors, windows, a light fitting, electrics and an electric log burner.

Garden Shed

13' 11" max x 9' 10" max (4.24m max x 3.00m max)

Having four front facing windows. a double door, lighting, electrics work shop bench, access at the rear to the pavilion/field..

Rear Garden

Having a large patio with porcelain Italian slabbing purchased from 'London Stone', outside high end electrics, 'Davey' lighting and further evening lighting surrounds the garden, extensive lawn areas and paved pathways lead to the 'Summer Lodge' which has multi purpose use and benefits from having heating and lighting. There is a further large garden shed with lighting and a rear gate giving direct access to the village Pavilion/field and community centre with children's play area and tennis courts. The field/pavilion is surrounded by open fields and countryside views.



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welcome to

Belbroughton Road, Blakedown, Kidderminster

- HIGH SPECIFICATION PROPERTY
- SEMI DETACHED
- ENERGY EFFICIENT AND TOP RANGE FIXTURES AND FITTINGS
- GARDEN LODGE

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£500,000



Please note the marker reflects the
postcode not the actual property

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