



**Lower Greenhills Bungalow,
Wapping Lane, Beoley, Redditch, B98 9ER**
£495,000

This delightful bungalow has been much extended since it was first constructed in 1972. It was originally built following the granting of a planning consent by Bromsgrove Rural District Council on 27th July 1971 for an agricultural dwelling (Ref: BR 454/71). Until then, this area was a greenfield site and consent was only granted on the understanding that such occupiers of the dwelling be "employed full-time in agriculture" as defined by Section 221 (1) of the Town and Country Planning Act 1962 (now amended) "or forestry, or a dependant of such a person residing with him/her (but including a widow or widower of such a person)".

Due to this occupancy restriction, it makes the property in the eyes of general High Street building society lenders a "business asset" and therefore, obtaining a usual mortgage, as with normal domestic properties, would not be possible.

The accommodation is very habitable, although it would be expected for a new owner to factor into their offer the costs of refitting the kitchen and bath/shower room areas.

The property is located at the bottom of the hill, on what is now a no-through road and a bridleway, which leads to the village of Beoley. It is situated in a quiet, secluded and some might consider a pleasantly remote location.

The property is set back from the road behind a pair of diamond brace timber gates that lead to the driveway, which provides parking for multiple vehicles and gives access to the double garage with carport to the side. A pair of part glazed doors open into:

Entrance Porch
6'2" x 3'11" (1.90m x 1.20m)
With quarry tiled floor. Part glazed door into:

Hallway
12'9" x 9'2" (3.90m x 2.80m)
Cupboards housing the "Worcester" oil-fired central heating and hot water boiler as well as the consumer unit and electricity meter. Door into:

Utility Room
6'10" x 5'6" (2.10m x 1.70m)
With space and plumbing for a washing machine. This is the inlet location for the water from the borehole.

Breakfast Kitchen
16'4" x 12'1" (5.00m x 3.70m)
Double glazed windows to the front and rear, fitted kitchen with range of wall, drawer and base units with roll edged work surfaces over, and recess housing the oil-fired AGA.

Inner Hallway
43'7" x 10'9" (max)/4'11" (min) (13.30m x 3.30m (max)/1.50m (min))
Part glazed doors to the front and rear of the property, and oak boarded floor. Door into:

Farm Office
7'2" x 5'10" (2.20m x 1.80m)
With double glazed window to the front.

Main Bathroom
7'10" x 7'2" (2.40m x 2.20m)
3-piece coloured suite comprising; cast iron panelled bath, low level WC, pedestal wash hand basin, and tiling to the walls. Door into:

Airing Cupboard
With shelving.

Dining Room
15'1" x 13'1" (4.60m x 4.00m)
Coving to the ceiling, double glazed casement doors leading to the garden, and door leading to the living room. Further door into:

Bedroom Four
10'2" x 7'2" (3.10m x 2.20m)
Double glazed window to the side, built-in wardrobe with shelving, and fitted dressing table unit.

Living Room
23'11" x 12'1" (7.30m x 3.70m)
Coving to the ceiling, double glazed windows to the side and rear, and oak flooring. Sliding door into:

Conservatory
13'1" x 11'5" (4.00m x 3.50m)
Double glazed windows to three sides, double glazed casement doors leading to the garden, brick walls to part height, and modern quarry tiled flooring.

Bedroom Three
10'2" x 9'10" (3.10m x 3.00m)
With double glazed window to the side.

Bedroom One
14'5" x 14'1" (4.40m x 4.30m)
With double glazed window to the rear.

Bedroom Two
14'1" x 11'9" (4.30m x 3.60m)
With double glazed window to the side.

Shower Room
7'10" x 7'10" (2.40m x 2.40m)
Double glazed window to the side, 3-piece suite comprising; walk-in shower cubicle with sliding glazed door and electric shower over, low level WC, vanity unit with inset wash hand basin, extractor fan, tiling to splashback areas, and chrome ladder-style towel rail.

Workshop
17'8" x 8'2" (5.40m x 2.50m)
Double glazed windows to the side and rear, housing the inverter for the "SMA" solar panels, and power point.

Double Garage
17'4" x 16'4" (5.30m x 5.00m)
Of 4.5-inch brick construction; with strip lights to roof trusses, double glazed window to the rear, two single up-and-over doors to the driveway, and concrete floor.

Carport
17'4" x 9'6" (5.30m x 2.90m)
Open to two sides; with simple tin single

pitched roof, timber cladding to the rear, and gravel/paved floor.

Outside
The gardens to the rear of the property are chiefly laid-to-lawn with a number of herbaceous borders and specimen trees. Next to the vegetable plot, there is a greenhouse and an old cedarwood summerhouse with a pitched cedar clad roof. To the side of the property, there is a bunded oil storage tank, which serves the boiler and AGA. From the gravelled yard to the rear of the double garage, there is an old farm gate that crosses the culvert and onto the single-track lane.

Additional Information
PLEASE NOTE
As mentioned above, it should be noted that the planning permission for this property states "The occupation of the dwelling shall be limited to a person employed full-time or last employed locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act 1962, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person)".

Council Tax:
Bromsgrove District Council - Band D

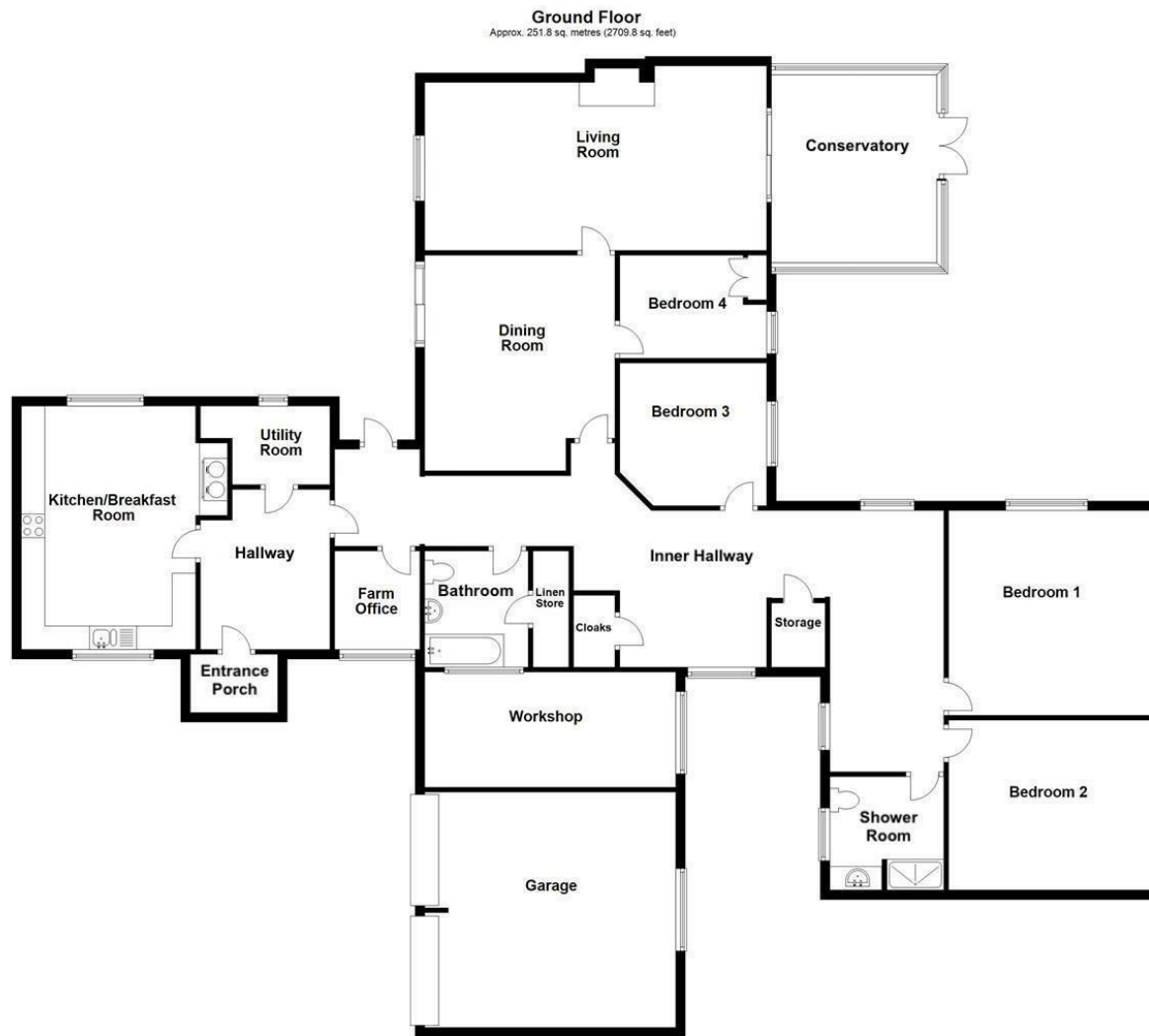
Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Services:
Mains electricity is connected to the property. Drainage is to an old-style septic tank and water is from a borehole located on off-lying land, which comes into the property via the utility room. The heating is via an oil-fired boiler.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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Total area: approx. 251.8 sq. metres (2709.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

