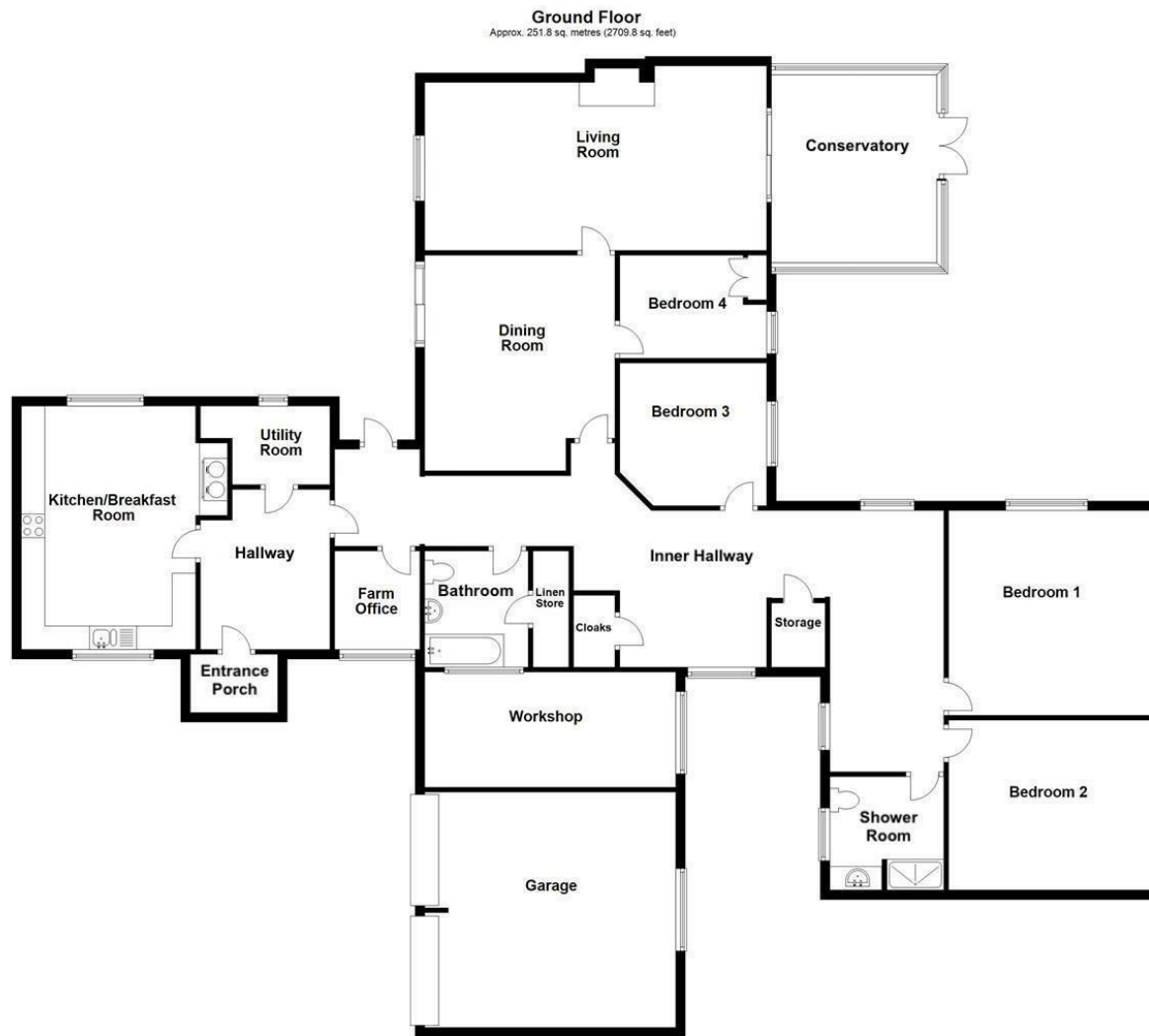




**Lower Greenhills Bungalow,
Wapping Lane, Beoley, Redditch, B98 9ER**
£495,000

<i>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)".</i>					
<i>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.</i>					
<i>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.</i>					
<i>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.</i>					
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:	Farm Office 7'2" x 5'10" (2.20m x 1.80m) With double glazed window to the front.	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.	pitched roof, timber cladding to the rear, and gravel/paved floor.
Entrance Porch 6'2" x 3'11" (1.90m x 1.20m) With quarry tiled floor. Part glazed door into:	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:	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.	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)".		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.
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:	Airing Cupboard With shelving.	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.	Council Tax: Bromsgrove District Council - Band D		Tenure: The property is Freehold and vacant possession will be given upon completion of the sale.
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.	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:	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.	Fixtures & Fittings: All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.		Viewing: Strictly by prior appointment with Earles (01564 794 343/01789 330 915).
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.	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.	Carpport 17'4" x 9'6" (5.30m x 2.90m) Open to two sides; with simple tin single	Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.		
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:	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.				



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	

