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Mead End
Galtons Lane, Belbroughton

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Mead End, Galtons Lane, Belbroughton, DY9 9TS

A fabulous four bedroom family home with rural views and substantial gardens extending to approximately 0.46 of an acre, on the edge of Belbroughton Village. The house is estimated to date from the 1930's with later extensions. Particular highlights include 4 bedrooms, master with ensuite shower room, house bathroom, extended through lounge dining room with log burner, dining kitchen with part vaulted ceiling, utility room, guest cloakroom, large gym which could provide a games room, large home office or annex for dependent relative, together with double garage and fabulous mature gardens.

It's in an area with some stunning local walks yet conveniently placed for the commuter with easy access to junction 4 of the M5 motorway and in turn the M42. There are railway stations at Kidderminster, Hagley and Blakedown with services not only to Birmingham and Worcester but London Marylebone. Excellent local schools are within the village and it is in catchment for highly regarded secondary schools at Hagley. Belbroughton Village itself not only provides village living but an excellent range of pubs, restaurants, local shop, church, tennis club, cricket club etc.



Secluded from the lane, the property offers driveway parking for a number of cars. A canopy porch together with enclosed porch and front door lead to a central reception hall with staircase, oak floor, under stairs cupboard and side external door.

The lounge is a through room with bay window to the front, oak flooring, and log burner, plenty of space for dining and various areas for sitting together with patio windows and dual aspect to the rear garden.

The dining kitchen features a range of shaker style units with peninsula unit, two ovens and hob, part vaulted ceiling, breakfast bar, integrated dishwasher and French doors opening to the garden.

There is a separate utility room with Belfast sink and fitted units which means the washing activity can be kept out of the kitchen area. There is a guest cloakroom with low level WC and wash basin.

At first floor level, the spacious landing has a window to the front with lovely rural views and provides a potential study area.

The master bedroom features lovely attractive views of the rear garden, there are fitted wardrobes and an ensuite shower room with WC and wash basin.



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Bedroom 2 has a dual aspect, and lovely views to the front over open countryside, bedroom 3 is a double room with wash basin and bedroom 4 is also a double room with feature dormer and cupboard.

The House Bathroom features a corner Jacuzzi bath with mixer shower over, wash basin and a separate WC.

A large gym built by the current owners with separate external access was apparently designed to take a snooker table but could be used as a games room, bar/party room for entertaining, cinema room, large home office or a potential annex for dependent relative or guests. Internally, it features a very attractive Italian style wall with arches.

There are attached out buildings including the boiler cupboard, WC, oil tank and shed.

The double garage has a remote door and there is an external air raid shelter which the current owner says in the past has been used for wine storage.

The gardens are particularly deceptive and adjoin fields include mature rhododendrons, vegetable patch, playhouse, pond and water feature. We are advised the gardens are a haven for wildlife including birds, deer and hedgehogs. The house and gardens provide an ideal environment for family living.

Tenure- freehold

Drainage- septic tank

Council tax band- G



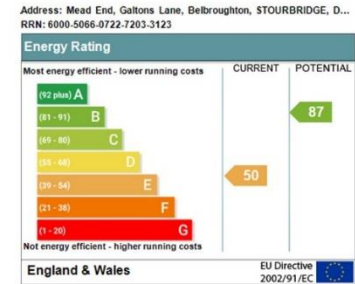
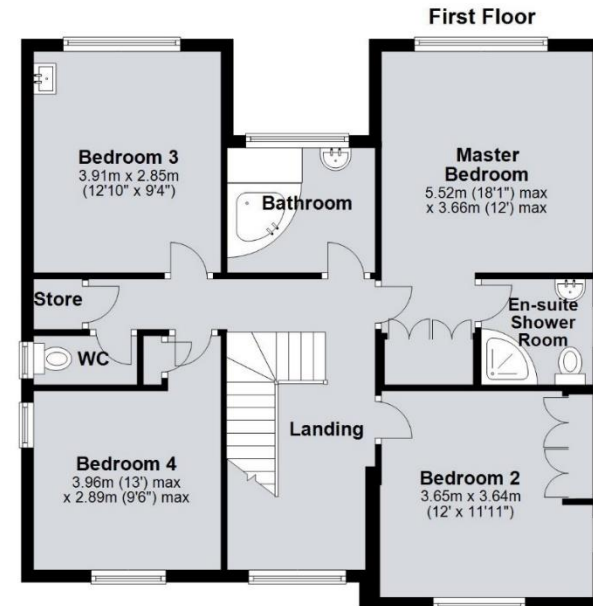
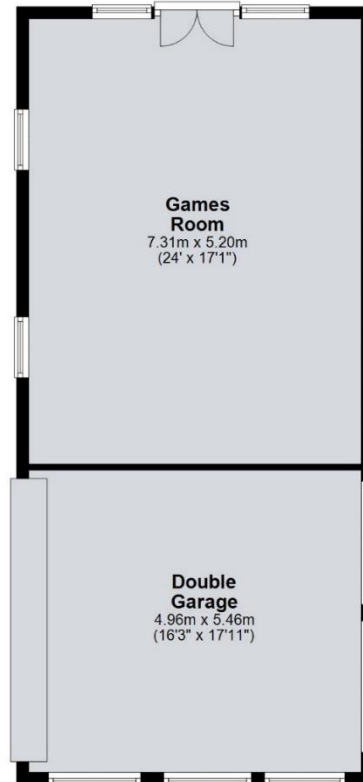
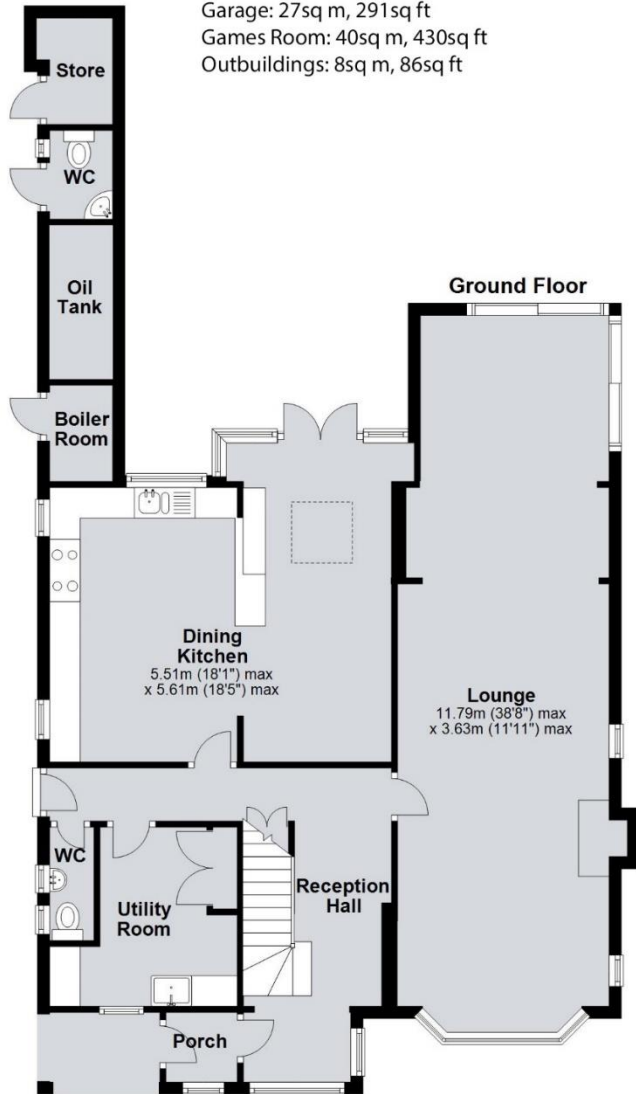
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FLOOR PLANS

Approximate Gross Internal Floor Area:
 Ground Floor: 97sq m, 1044sq ft
 First Floor: 76sq m, 806sq ft
 Garage: 27sq m, 291sq ft
 Games Room: 40sq m, 430sq ft
 Outbuildings: 8sq m, 86sq ft



Produced by EnergyCom.
 This Floor Plan is presented as general guidance only.
 It cannot be relied upon as a statement of fact.
 Email: ecj@energy-survey.com



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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