



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Lavanda Cottage, Chapel Lane,
Belbroughton

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Lavanda Cottage, Belbroughton, DY9 9XJ

Lavanda cottage is a 4-bedroom detached house standing in this picturesque lane within a private and well-secluded plot, extending to approximately 0.49 of an acre but with neighbouring properties so not completely isolated.

The accommodation includes enclosed porch, open plan living room which flows into the dining area, a separate kitchen and guest cloak room with four bedrooms. The master with balcony and rural views, en-suite plus well-specified house bathroom.

There is a detached double garage block with utility and the garden is planned for outside living and entertainment.

Conveniently placed outside the centre of Belbroughton village but ideally positioned for commuting, with easy access to the motorway network and commuting to Birmingham and the West Midlands conurbation there are train stations at Stourbridge, Blakedown and Kidderminster. It is within easy reach of the NEC and Birmingham International Airport via the M42.



Suitable for family living or professionals this delightful property is approached by an electrically gated sweeping gravel driveway with turning circle providing plenty of parking. The current house replaced two original cottages on the site. With PVCu double-glazing, and central heating. The property is double fronted with central enclosed porch leading into the open plan living room with American white oak floor, internal joinery and staircase with useful cupboard. The focal point of the room is the Franco Belge multi fuel stove and this delightful room flows into the dining area which has contrasting limestone style flooring, dual-aspect with two sets of French doors to the garden which open to an ideal space for entertaining and enjoying sunny days.

The kitchen also has dual aspect and is fitted with a range of quality oak rustic fronted cabinets with granite work surfaces, Belfast sink, electric Esse range for cooking and integrated dishwasher.

A lobby with complimentary units to the kitchen has an external door and gives access to a guest cloakroom with wc having concealed cistern and wash hand basin.

At first floor level the landing has a window with views over the garden and a folding ladder to the roof space.



The
LEE, SHAW
Partnership

VALUE. SELL. LET.



We don't sell houses
we sell **homes.**



RICS

the mark of
property
professionalism
worldwide

The master bedroom is a particularly attractive feature with triple aspect and French doors to a balcony overlooking the garden.

The en-suite shower room is well-specified with level-access shower, with large rain head and handheld shower attachment, concealed cistern wc and vanity wash basin. With tiled floor, flush lighting and electric underfloor heating. Bedroom 2 features a range of fitted wardrobes and drawer units to two walls and bedroom 4 is currently used as a study whilst bedroom 3 has a dual-aspect with views of the garden.

The attractive house bathroom has a P-shaped jacuzzi/spa bath with shower over having rain water head and flexible handset. Attractive tiling, sound system, vanity wash basin and low-level wc, again electric underfloor heating for comfort.

The gardens make the most of this lovely rural setting and in addition to the detached double garage block plus utility/store room with wc and sink, ideal particularly when entertaining outside. There is also a study/music room recently erected together with detached conservatory/summerhouse. In addition, a gazebo provides a covered entertaining area at the top of the garden ideal for barbecues, and close by is the pond with water feature.

There are ample lawns and ultimate privacy.

The property benefits from a monitored alarm system, external lighting, oil fired central heating, mains water and septic tank drainage.

Council tax band - F

Tenure - Freehold

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

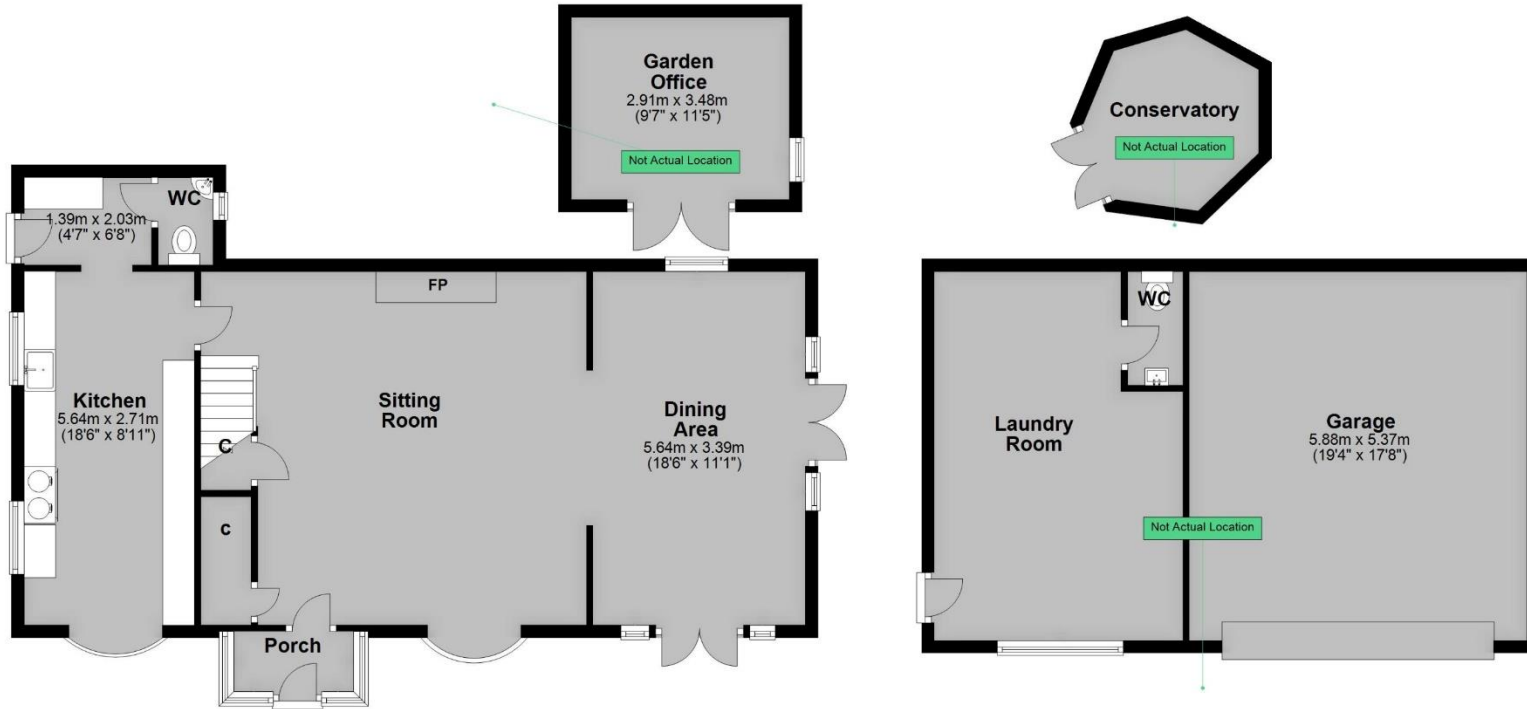




FLOOR PLANS

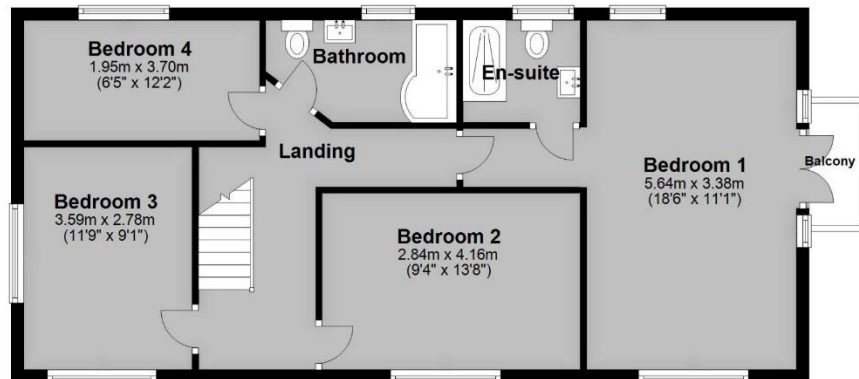
Ground Floor

Main area: approx. 78.6 sq. metres (846.5 sq. feet)
 Plus garages, approx. 31.6 sq. metres (340.2 sq. feet)
 Plus outbuildings, approx. 37.0 sq. metres (404.9 sq. feet)

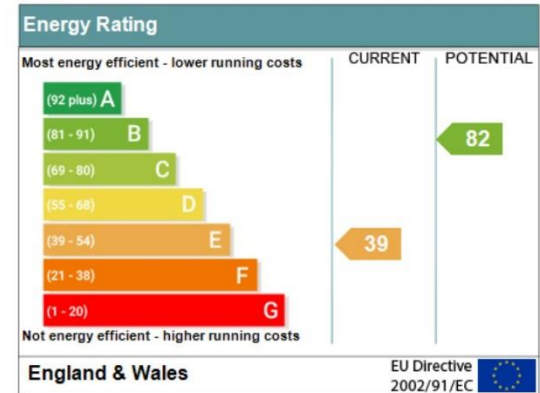


First Floor

Approx. 70.2 sq. metres (755.3 sq. feet)



Address: Lavanda Cottage, Chapel Lane, Belbroughton, STOURBRID...
 RRN:





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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>

www.leeshaw.com





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

We don't sell houses
we sell **homes.**