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**33 Nash Lane**  
Belbroughton

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33 Nash Lane, Belbroughton, DY9 9SW

Comprising an extended 4-bedroom detached family home with 2 ensembles, 2 reception rooms, breakfast kitchen, conservatory and driveway parking for 2 cars. Occupying a cul-de-sac location, the centre of Belbroughton village is renowned for its vibrant community spirit and its idyllic village green. This is an opportunity to live in the heart of the village that has its own conservation area, convenient for the village shop and post office, various pubs and restaurants, doctor's surgery, primary school recreation centre, tennis club, cricket club and church.

Surrounded by open countryside there is an extensive network of footpaths and bridle ways ideal for recreation and dog walking, yet conveniently placed for commuting to Birmingham, the West Midlands conurbation and motorway access at junction 4 of the M5 motorway. In addition, there are village railway stations at Hagley and Blakedown.

There is a canopy porch and front door leading to a central reception hall with oak flooring which also extends into the well-proportioned dining room with bay window to the front.

There is a guest cloakroom with wc and wash basin and interesting port hole window. The lounge features a focal point fireplace with electric fire and under stairs store. The room opens to the double-glazed conservatory which in turn opens the house to the garden and provides additional living space.

The breakfast kitchen is fitted with a range of units incorporating fridge freezer unit, integrated oven, microwave and hob, inset sink and dresser style unit. French doors give direct access to the garden.

At first floor level, the central landing has an airing cupboard with pressurised hot water system.

Located at the front of the house with attractive bay window projection the master bedroom has an ensuite shower room with low level wc and wash basin.

The second bedroom has the luxury of a further ensuite shower room with multi-jet shower, wc and stylish vessel wash basin on a glass shelf and dormer window to the front. There are 2 further bedrooms, bedroom 4 having built-in wardrobe.

The house bathroom features a white suite comprising bath with wall-mounted wash basin, wc and tiled walls and floor.

A gated side path leads to the rear garden with decking areas, retaining walls and terracing which provides an area suitable for alfresco dining and entertaining. There is a shed for additional storage space with power supply. The garden is compact and easily maintained but the proximity of open countryside and walks are a delight.

The house benefits from gas-fired central heating and double glazing.

Tenure- freehold  
Council tax band- E

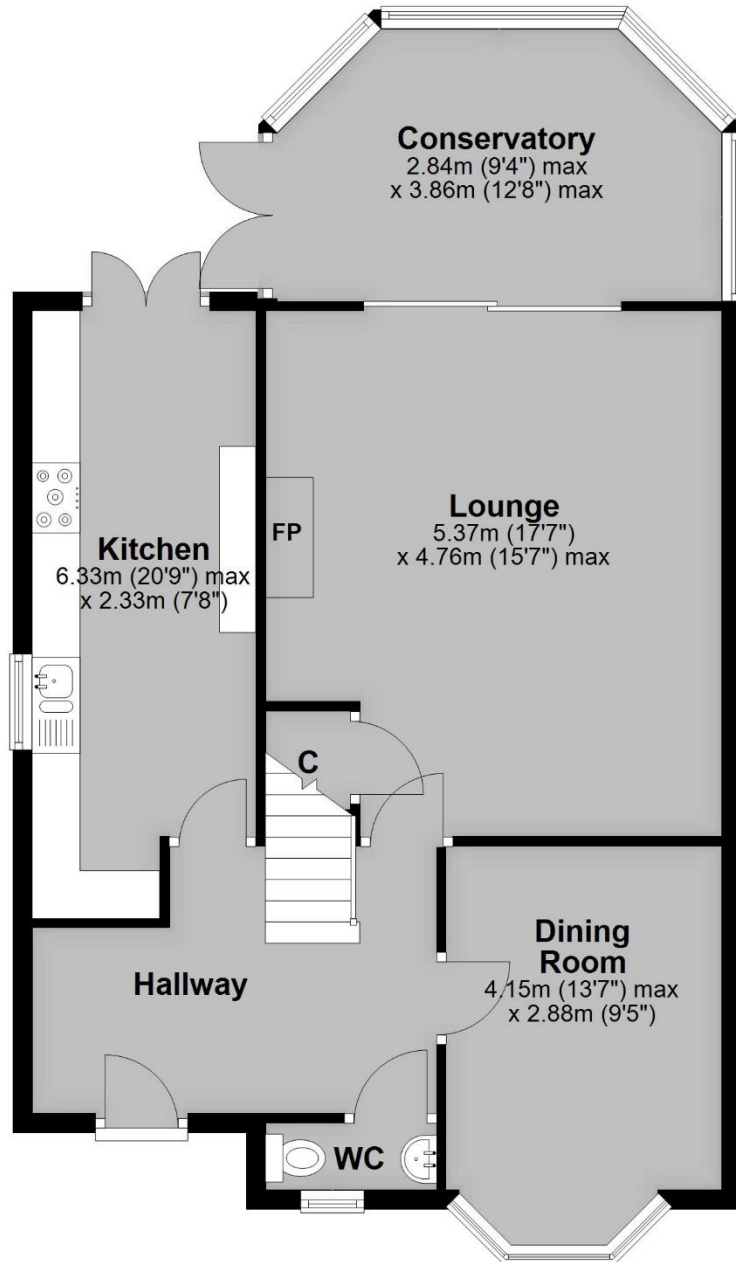




# FLOOR PLANS

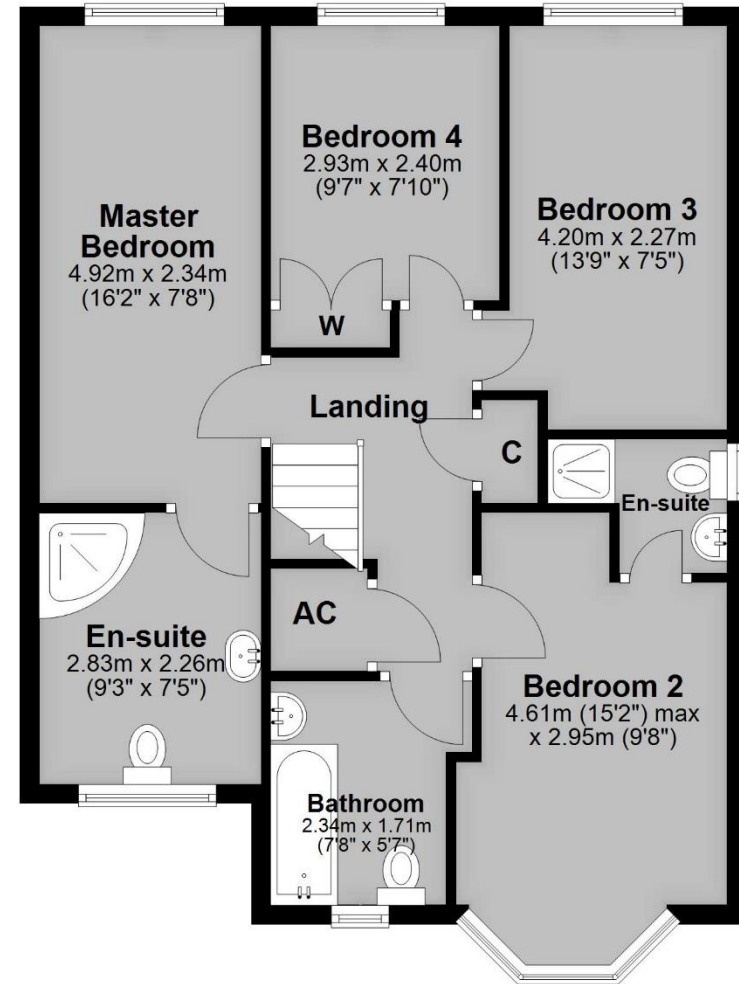
## Ground Floor

Approx. 76.5 sq. metres (823.1 sq. feet)



## First Floor

Approx. 63.7 sq. metres (685.3 sq. feet)



Total area: approx. 140.1 sq. metres (1508.4 sq. feet)



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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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